



Apartment Three-bedroom (4+kk)

Sold

150 m², Prague 1, Nové Město, Masarykovo nábřeží

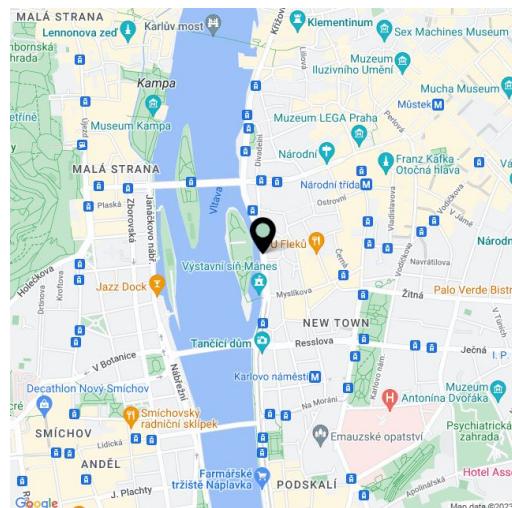




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Total area	152 m ²
Floor area*	150 m ²
Balcony	2 m ²
Parking	-
Cellar	Yes
Service price	3 089 CZK monthly
PENB	G
Reference number	28046



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

Spacious apartment with a designer interior from the OOOOX architectural studio, which perfectly adapted the apartment to contemporary demands for premium living, situated on the 3rd floor of an Art Nouveau building from 1908 with an elevator. A unique location directly opposite Žofín Island and only a few steps from the National Theater – ideal for those who like to be in the center of it all.

The heart of the apartment with a practical layout and high ceilings is a generous, **southeast-facing living room** with a kitchen area and a small balcony overlooking Žofín Island. Glazed sliding doors lead to the study. There is a **bedroom with a freestanding bathtub in its bay window**, from where you can see the cable car leading to the top of Petřín Hill. The second guest bedroom has a balcony facing the peaceful courtyard. There is also a dignified entrance hall, a walk-in wardrobe, another bathroom with a window facing the courtyard, a toilet, and a utility room.

The premium design of the apartment that respects the original style has created an airy, beautiful, and meaningful living space. Historical tones are highlighted by large **refurbished casement windows** with roller blinds, replicas of original entrance doors, wall decoration tiles, a mosaic floor in the lobby as well as details such as porcelain switches and period radiator covers.

Modern furnishings include a **kitchen with concrete elements, Miele appliances, and an integrated hood**, a bathroom with a shower with a rain shower head and a glass wall, and the designer lighting in the whole apartment. A cozy feeling in the interior is thanks to the **pinewood floors**, painted with a special white-resistant paint, the bio-alcohol fireplace, and the top-of-the-line **sound system**. On the heated parts of the floor, there are **marble tiles** and **concrete screed**. The apartment includes a **cellar**.

Tourists travel from all around the world to see the historical monuments that are in the immediate vicinity of the building just as all services: schools from kindergartens to university, restaurants, cafes, shops, cultural venues, offices. There is a tram stop almost in front of the building, while the Národní třída metro station is a 5-minute walk away. If you wish to stroll among greenery, there are **three islands nearby** – Slovanský, Střelecký, and Dětský, or the lush **Petřín Hill** on the opposite bank of the Vltava River.

Interior 150 m², balcony 2 m².



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