



Apartment Two-bedroom (3+kk)

Sold

90 m², Prague 1, Nové Město, Klimentská





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Total area	90 m²
Parking	Possibility to rent a garage parking space in the courtyard.
Garage	Yes
Cellar	Yes
Service price	4 000 CZK monthly
PENB	D
Reference number	28568

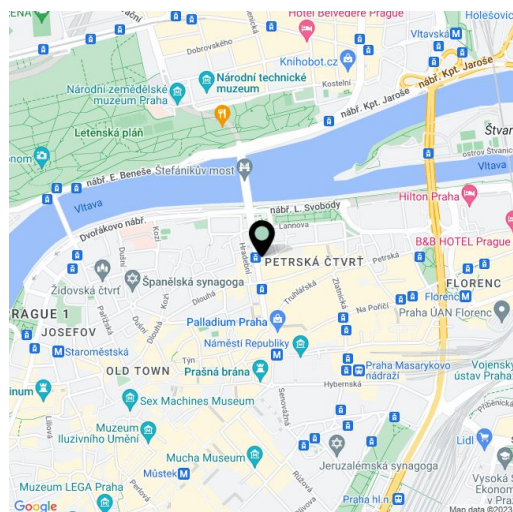
Bright apartment situated on the 2nd floor of a maintained Functionalist building with an elevator in New Town, within walking distance of romantic Petrské Square, Náměstí Republiky Square, and Florenc.

The current layout of the apartment consists of a **south-facing living room**, an anteroom (hall), a kitchen with a dining room, a separate study and a north-facing bedroom, a bathroom, a separate toilet, and an anteroom. The final inspection of the apartment is approved as a one-bedroom apartment, there is the **possibility to create a 2-bedroom layout**.

The interior includes **casement windows**, parquet floors, solid wood doors, cast iron radiators. There is a central boiler room in the house. The purchase price includes a **cellar**.

The surrounding area offers a full spectrum of civic amenities with a number of shops and popular restaurants in picturesque Old Town, as well as easy accessibility throughout Prague and out of town. An advantageous location just a few minutes' walk from **Náměstí Republiky square** (and metro station), the Palladium shopping center, and Florenc (metro, bus station) with fast connections to the D1 motorway.

Interior 89.6 m², cellar.



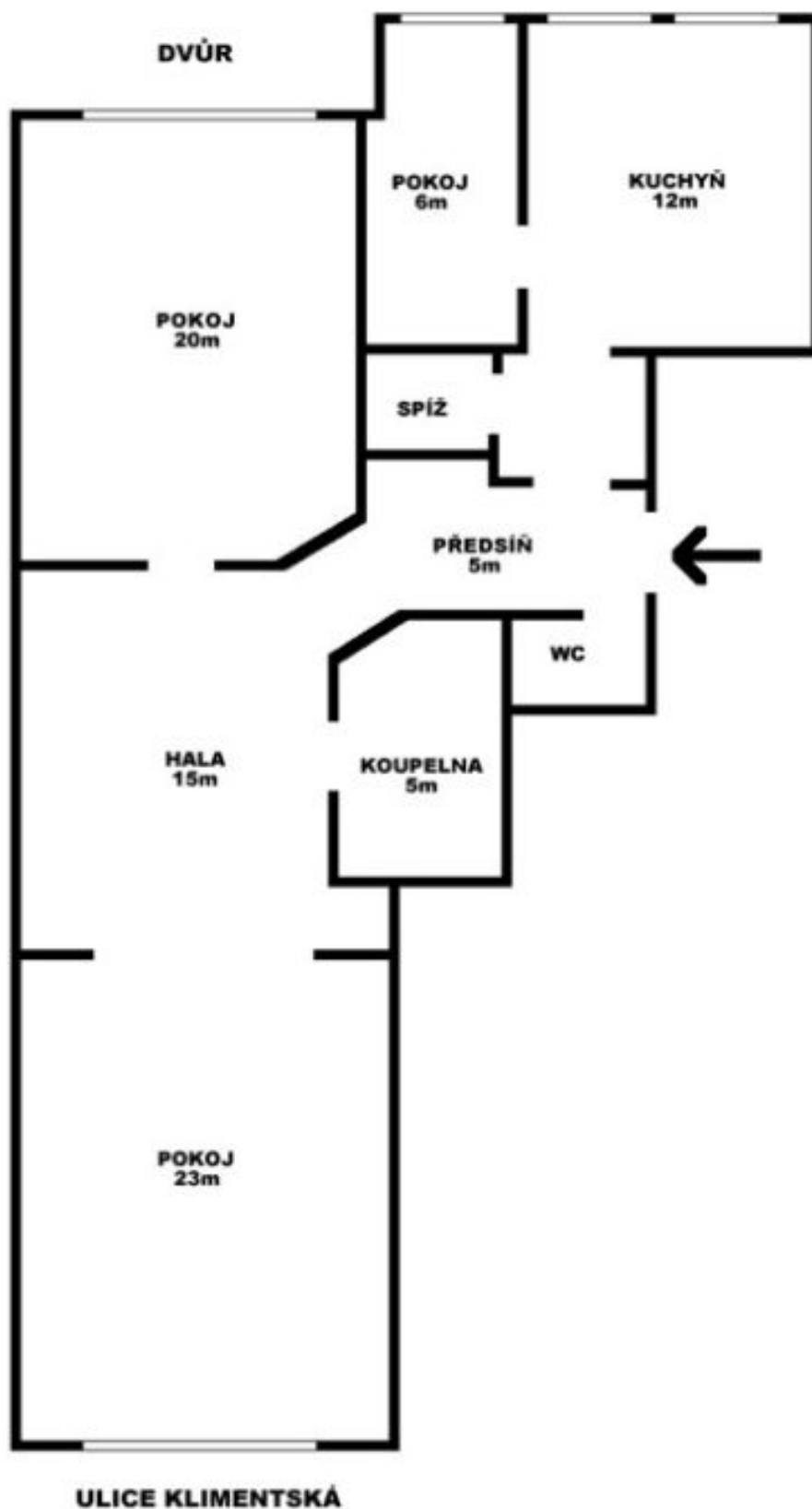
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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