



## Apartment Two-bedroom (3+1)

Sold

103 m<sup>2</sup>, Prague 1, Nové Město, V Jirchářích

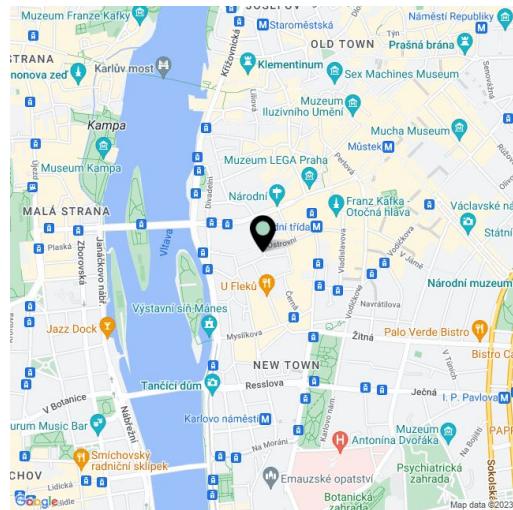




## Apartment Two-bedroom (3+1)

**Sold**103 m<sup>2</sup>, Prague 1, Nové Město, V Jirchářích

Total area	103 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	30205



\* 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.

This spacious apartment with high ceilings and preserved original features is situated on the ground floor of a residential building in the historical center of Prague, just a few minutes' walk from the National Theater, the Vltava riverbank, and Žofín Island, within walking distance of trams and metro stops. With its location in the center, the property is a perfect investment opportunity.

The layout features a south-facing living room, a fully equipped kitchen with a dining area, 2 bedrooms (south-facing and accessible from the living room, and north-facing), a bathroom (with a bathtub), a separate toilet, a storeroom, and an entrance hall.

The interior has been reconstructed. Other features include **4-meter ceilings**, large **casement windows**, **parquet floors**, and original **double-wing doors**. Heating is provided by a gas boiler. The house has nicely renovated common areas. The purchase price includes a **cellar**.

The apartment is located in the very center of Prague, on a one-way street away from noisy roads. Within walking distance, there are many restaurants, cafes, bars, and shops. It is close to Vaclav Havel Square by the **National Theater** and the **Střelecký** and **Žofín green islands**. The location has excellent public transport connections: a tram stop is just a few steps away, and the Národní třída metro station is a short walk away (line B).

Interior 102.8 m<sup>2</sup>.