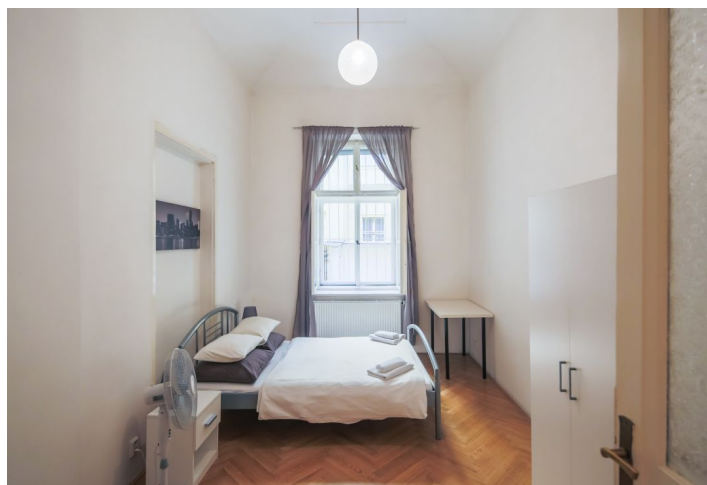




## Apartment Two-bedroom (3+1)

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

**Sold**





## 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

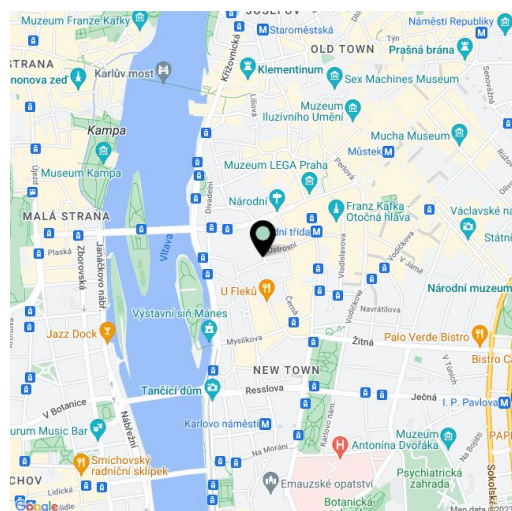
This spacious apartment with high ceilings and preserved original features is situated on the ground floor of a residential building in the historical center of Prague, just a few minutes' walk from the National Theater, the Vltava riverbank, and Žofín Island, within walking distance of trams and metro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



\* 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.