



## Apartment Two-bedroom (3+1)

Sold

111 m<sup>2</sup>, Prague 1, Nové Město, Klimentinská

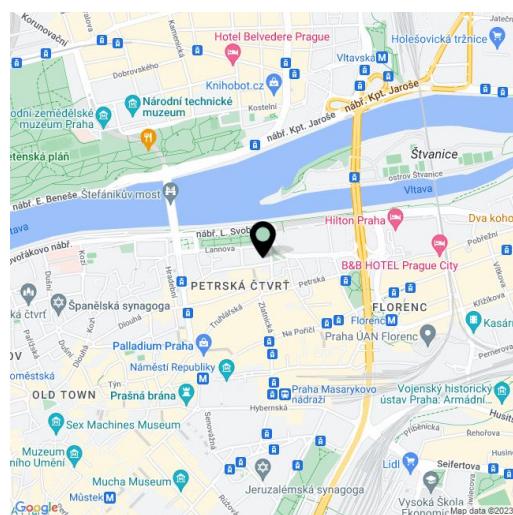




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Total area	118 m <sup>2</sup>
Floor area*	111 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	31322



\* 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 and bright apartment with one balcony facing the courtyard and another overlooking a park and the Vltava River is located on the 2nd floor of a residential building situated on a one-way street. A nice part of New Town, only a few steps from Lannova Park and the Vltava embankment.**

From the large central hall there are entrances into 2 bedrooms (each with its own balcony), a living room, an eat-in kitchen, and a bathroom (with a toilet), dressing and utility rooms, and a separate toilet.

**Original architectural features were preserved** in the apartment: casement windows, wooden interior doors, and parquet flooring. The interior is suitable for a partial reconstruction. The building with an interesting design was built by architect Fritz Lehmann in 1938, and was originally rented by Assicurazioni Generali. It has been partially renovated and has a new elevator. The purchase price includes a cellar.

The area offers a full spectrum of public amenities and thanks to its proximity to the **metro station on Náměstí republiky Square**, and the tram and bus stops on Revoluční Street, it is perfectly accessible from all parts of Prague. There is a children's playground in nearby Lannova Park, and **Letenské sady Park can be reached by crossing the nearby bridge**. **Štvanice Island** with a bike and skate park or tennis courts is also close-by.

Interior 111.2 m<sup>2</sup>, balconies 5 m<sup>2</sup> + 2 m<sup>2</sup>.