



## Apartment One-bedroom (2+kk)

Sold

68.3 m<sup>2</sup>, Prague 1, Nové Město





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Total area	68 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 532 CZK monthly
PENB	G
Reference number	35279

\* 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 fully furnished elegant apartment with high ceilings, facing south towards the street and north towards the courtyard, is located on the 2nd floor of a sensitively renovated building from 1893 by architect Josef Rydrych that stands in the attractive Petřská District in the heart of Prague between the Vltava embankment and Republic Square. The residence boasts an impressive atmosphere due to the combination of modern and period elements.

The area of the apartment is divided into a south-facing living room with an open plan kitchen, a bedroom facing the courtyard, a bathroom, a separate toilet, and a hall.

The elegant interior is distinguished by **stucco decorations** and other original handicraft elements; large wooden casement windows, **parquet floors**. The apartment is fully equipped, including the kitchen. Security entrance door. Heating is provided by a gas boiler. The apartment is entered through richly decorated dignified common areas with a **modern elevator** (to the mezzanine). The original stone staircase is complemented by a decorative cast iron railing. The building was **renovated in 2014**.

The residence is located in the center of New Town, away from busy streets. In the immediate vicinity, there are countless cafes and restaurants, supermarkets, a **gourmet arcade**, a farmer's market, sports grounds, theaters, cinemas, and galleries. A parking space can be rented in the nearby **Palladium Shopping Center**. The location is made more pleasant by nearby **Lannova Park** with a children's playground and the **Za svatyněmi Garden**. You can also walk across the bridge to **Letenské Sady Park**.

Floor area 68.3 m<sup>2</sup>.

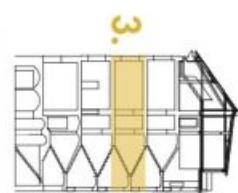
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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SCHEMATICKÝ ŘEZ /  
SCHEMATIC SECTION

SITUAČNÍ SCHÉMA / SITE LAYOUT SCHEME

celková užitná plocha / total area of flat	66,5 m <sup>2</sup>	
10.1	LOŽNICE / BEDROOM	13,4 m <sup>2</sup>
10.2	KOUPELNA / BATHROOM	3,9 m <sup>2</sup>
10.3	WC	1,4 m <sup>2</sup>
10.4	PŘEDSÍNÍ / HALL	6,3 m <sup>2</sup>
10.5	OBÝVACÍ POKOJ / LIVING ROOM	41,5 m <sup>2</sup>