



## Apartment Studio (1+kk)

34 m², Prague 1, Nové Město

**Sold**





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Total area	34 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	35953

\* 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 completely furnished studio is situated in a beautiful residence from 2016 with 24-hour security, a recipient of several architectural awards. Located in the very center of Prague in the middle of New Town, it provides peace and privacy away from any hustle and bustle. The apartment boasts high-end equipment and the interior was designed by a renowned architectural studio.

This semi-residential unit consists of a living space, a kitchen, a bedroom, a bathroom, and a vestibule. The windows face a green courtyard.

Quality facilities include bleached oak **parquet floors** in a square pattern, triple-glazed **Euro-windows**, **blackout blinds** with el. control and security foil, a **Mitsubishi split heating and cooling unit** with remote control via an app (as well as manual adjustment), built-in custom-made oak furniture with stainless steel and glass elements, a kitchen unit with **Miele/Siemens** appliances, a built-in washer-dryer, a Philips smart TV on a swivel console (can be watched in the living or bedroom), an entrance door with an electromechanical lock, a central light switch, Hansgrohe concealed thermoheads in the bathrooms, an overhead shower, a **cast marble bath**, a Jaga heater, and a built-in mirror niche. There is also a Jablotron 100 alarm. The unit has its own cellar. Heating is provided by a central boiler room.

A very attractive location near **Narodni třída** and **Charles and Wenceslas squares** easily accessible by public transport both day and night. Many restaurants, cafes, or shops, theaters, and cinemas, but also doctor's offices and other services are within walking distance. A tram stop is nearby; a metro station is a 3-minute walk away. **Slovansky Island with a park** and many of Prague's sights, including the National Theater, are easily accessible on foot.

Total area 33.9 m<sup>2</sup>, cellar 2 m<sup>2</sup>. The unit is subject to special legal conditions.

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