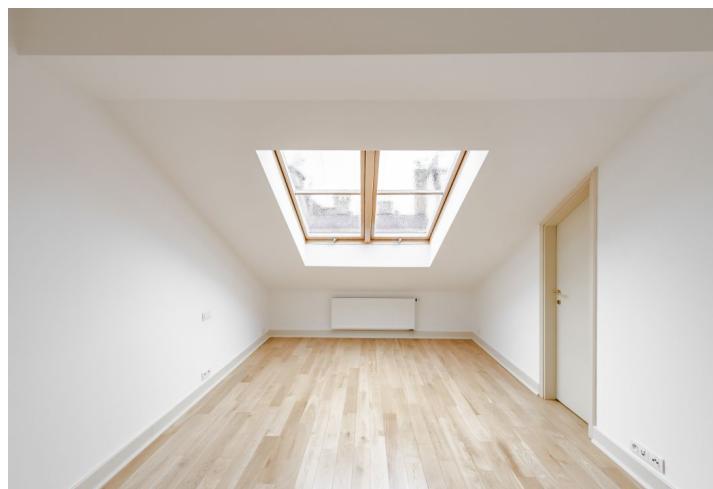




## Apartment Two-bedroom (3+kk)

Sold

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





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**Sold**97 m<sup>2</sup>, Prague 1, Nové Město

Total area	97 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 237 CZK monthly
PENB	G
Reference number	39079

\* 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 air-conditioned attic apartment is on the top floor of a sensitively created residence in a historic building. The building stands on a quiet one-way street in the very center of the city between Národní třída Street and Charles Square.**

The layout of the 4th floor apartment consists of a living room with a kitchen, 2 bedrooms, one of which has an en-suite bathroom (bathtub, toilet, bidet, and sink) and a small walk-in closet, a 2nd bathroom (shower, toilet, bidet, sink), a utility room, and an entrance hall. The living room faces the courtyard, both bedrooms face the street.

Facilities include **wooden floors, wooden casement windows**, and original refurbished paneled cassette doors. Heating is by its own gas boiler. The apartment comes with a cellar storage unit. The building has an elevator; residents can use a sauna.

In the immediate vicinity, there are many restaurants and cafes. It is close to the Quadrio shopping arcade, the **National Theater**, medical services, and schools of all levels, including the popular St. Ursula Elementary School. The nearby **Slovanský or Střelecký islands** are perfect spots for walks among the greenery. The building is perfectly accessible—the Národní třída metro station and tram stop and the Myslíkova tram stop are within walking distance.

Interior 106.31 m<sup>2</sup>, cellar 2.17 m<sup>2</sup>, share of the sauna 3.15 m<sup>2</sup>. The area, according to the Declaration of the Owner, including the share in the sauna, is 102.75 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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