



## Apartment Two-bedroom (3+1)

Sold

116.5 m<sup>2</sup>, Prague 1, Nové Město, Vodičkova



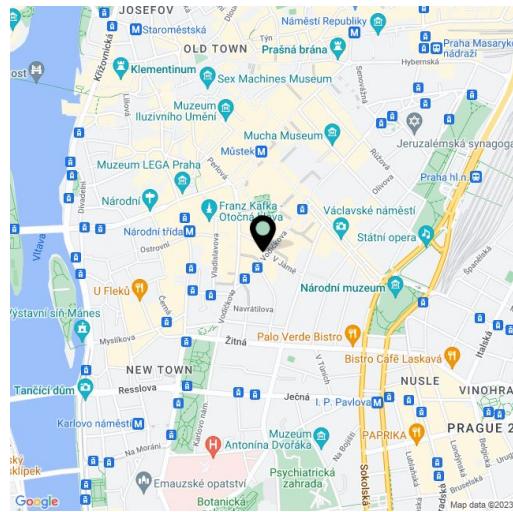


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Total area	117 m <sup>2</sup>
Parking	Transfer of a lease contract on garage parking space
Garage	Yes
Cellar	-
PENB	G
Reference number	42288



\* 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 newly renovated classic urban apartment with high ceilings and views of the New Town Hall is located on the 2nd floor of a historic building right in the city center on the corner of Vodičkova and Jungmannova streets, just a few steps from Wenceslas Square.

The layout consists of a kitchen with a dining area, 3 rooms currently used as a living room, 1 bedroom with an **en-suite bathroom**, a second bedroom with a **beautiful semicircular bay window** with impressive views, a foyer, and a bathroom with a **sauna, whirlpool tub**, 2 sinks, and a toilet. The dining room with a kitchen can also be used as a living room and the other rooms as bedrooms, which will result in a **3-bedroom layout**.

The apartment was **completely renovated** in 2020. The kitchen, bathrooms, and doors are new, the floors are **original parquet**, and the windows are **wooden casement**. The apartment comes with 1/2 (12.8 sq. m.) of a hallway shared with the neighboring apartment. Possibility to **transfer a lease contract on a garage parking space** near the house for CZK 8,000 per month.

A prestigious location in the **very center of New Town**, near **Wenceslas Square** and **Charles Square** with landscaped gardens. In the immediate vicinity, there are many restaurants, cafes, shops, but also **theaters** and other **cultural venues**. The neighborhood is perfectly accessible by tram (multiple lines) and metro (A and B lines stations). Right next to the building is an elementary school and a private nursery, as well as a high school.

Interior 110.1 m<sup>2</sup>, 1/2 of a hallway for exclusive use 6.4 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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Sold

Plánek

Vodičkova

