



## Apartment Two-bedroom (3+kk)

Sold

112.4 m², Prague 1, Nové Město





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Total area	116 m <sup>2</sup>
Floor area*	112 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 609 CZK monthly
PENB	G
Reference number	35280

\* 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 apartment lit by a number of large windows is part of a residence with a unique atmosphere due to a combination of modern and period elements and enhanced by the lucrative environment of the city center. The building from 1893, decorated with monumental statues, stands in the charming Petřská District between the Vltava embankment and Republic Square with public transport stations, a popular shopping center, and a farmer's market.

The layout of the apartment on the 2nd floor consists of a living room with a kitchen and **balcony**, a master bedroom with a bathroom and dressing room, a second bedroom (with windows towards the courtyard), a central bathroom, and a large entrance hall.

The elegant interior boasts high ceilings decorated with **stucco rosettes** and other original handicraft elements, wooden casement windows, and **parquet floors**. The apartment is fully furnished; the kitchen is equipped with built-in appliances. Security entrance door. Heating is provided by a gas boiler. The purchase price includes a **cellar storage unit**.

The building with a Neo-Baroque to Rococo facade designed by **architect Josef Rydřich** has richly decorated dignified common areas, an original stone staircase, and a cast iron railing; the modern **elevator** goes to the mezzanine. The building **was renovated in 2014**.

The residence is set in one of the most attractive locations in the heart of Prague and at the same time away from main streets. The waterfront is just a few meters away. This strategic location ensures easy transport accessibility and excellent civic amenities. In the immediate vicinity, there are countless cafes and restaurants, supermarkets, a **gourmet arcade**, sports grounds, theaters, cinemas, and galleries. There are convenient tram, bus, and metro stops within easy reach. **Lanova Park** with a playground is nearby and you can also walk across the bridge to **Letenské Sady Park**.

Floor area 112.4 m<sup>2</sup>, balcony 4 m<sup>2</sup>, cellar 2.4 m<sup>2</sup>.

The photographs are taken in an apartment with a similar layout.

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