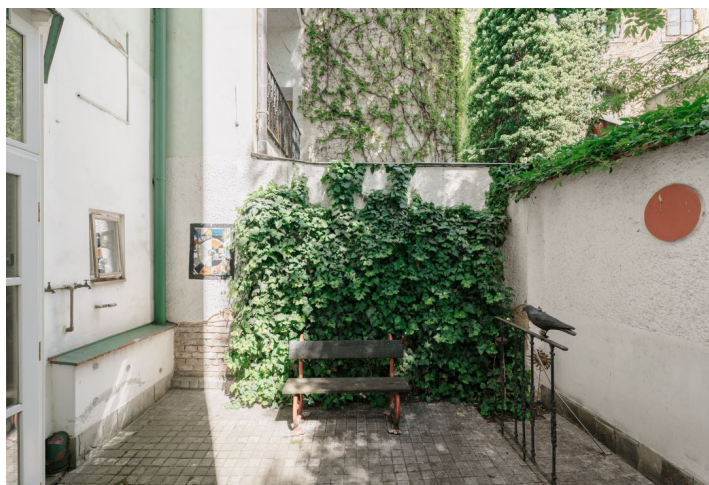
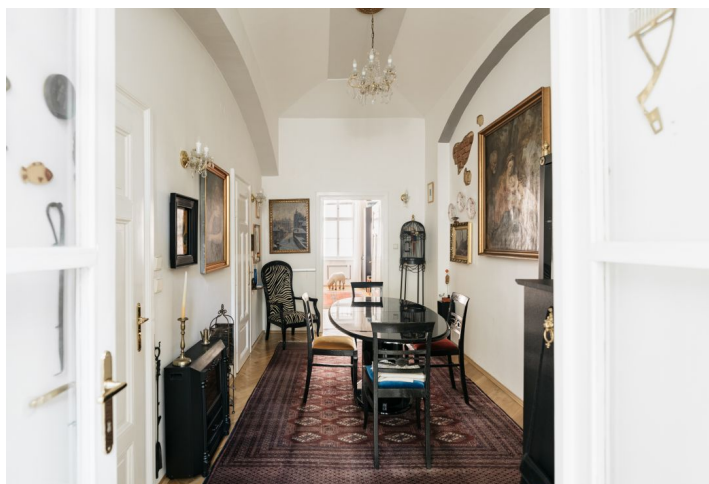




Apartment One-bedroom (2+kk)

€ 375 247 | CZK 9 490 000

53 m², Praha 1, Nové Město, Černá





Apartment One-bedroom (2+kk)

€ 375 247 | CZK 9 490 000

53 m², Praha 1, Nové Město, Černá

Total area	76 m ²
Floor area*	53 m ²
Terrace	23 m ²
Parking	-
Cellar	7 m ²
PENB	G
Reference number	103367

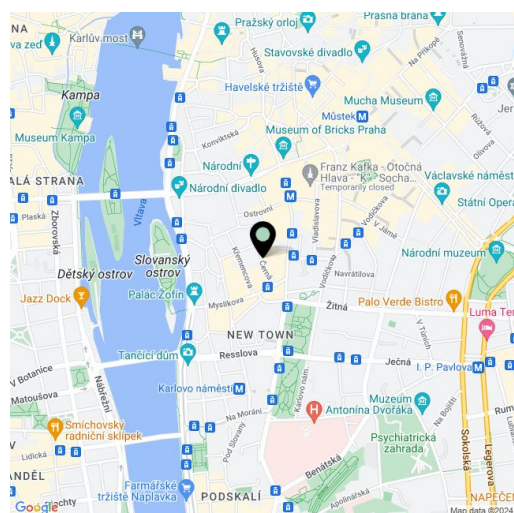
This exceptional apartment with a conservatory and a private back yard under the crown of a tree is located on the ground floor of a smaller historic apartment building in Prague 1, New Town, near the National Theatre.

The area of the apartment consists of one large room facing the street, a second, walk-through room, a kitchen, a bathroom (with a shower and toilet), an entrance hall and a winter garden with a **completely unique element - a consecrated chapel**. From the conservatory, there is an entrance to the **east-facing back yard** accessible only from the offered apartment. Boundary walls and the **crown of a massive tree** ensure **maximum privacy**.

The interior was renovated in 1995 and is in **very good condition**. Floors are **parquet**, windows are **wooden**, and heating is by electric heaters. The kitchen is fully equipped. If interested, it is possible to hand over the apartment equipped with the furniture shown in the photos.

The quiet street leads through a district full of history. Nearby is the **Romanesque Church of St. Michael** and the **Gothic Church of St. Vojtěch**. Complete civic amenities are within a short walking distance, and the neighborhood is full of restaurants, clubs, and cafes, and the **National Theater** or **Mat art house cinema** are also nearby. Excellent connections to other parts of Prague are ensured by the nearby Karlovo náměstí and Národní třída metro stations (line B), as well as numerous tram lines. The **Slavonic Island** or the nearby **Franciscan Garden** are accessible **green oases**.

Floor area 53 m², backyard 22 m², cellar 7 m².



* 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.