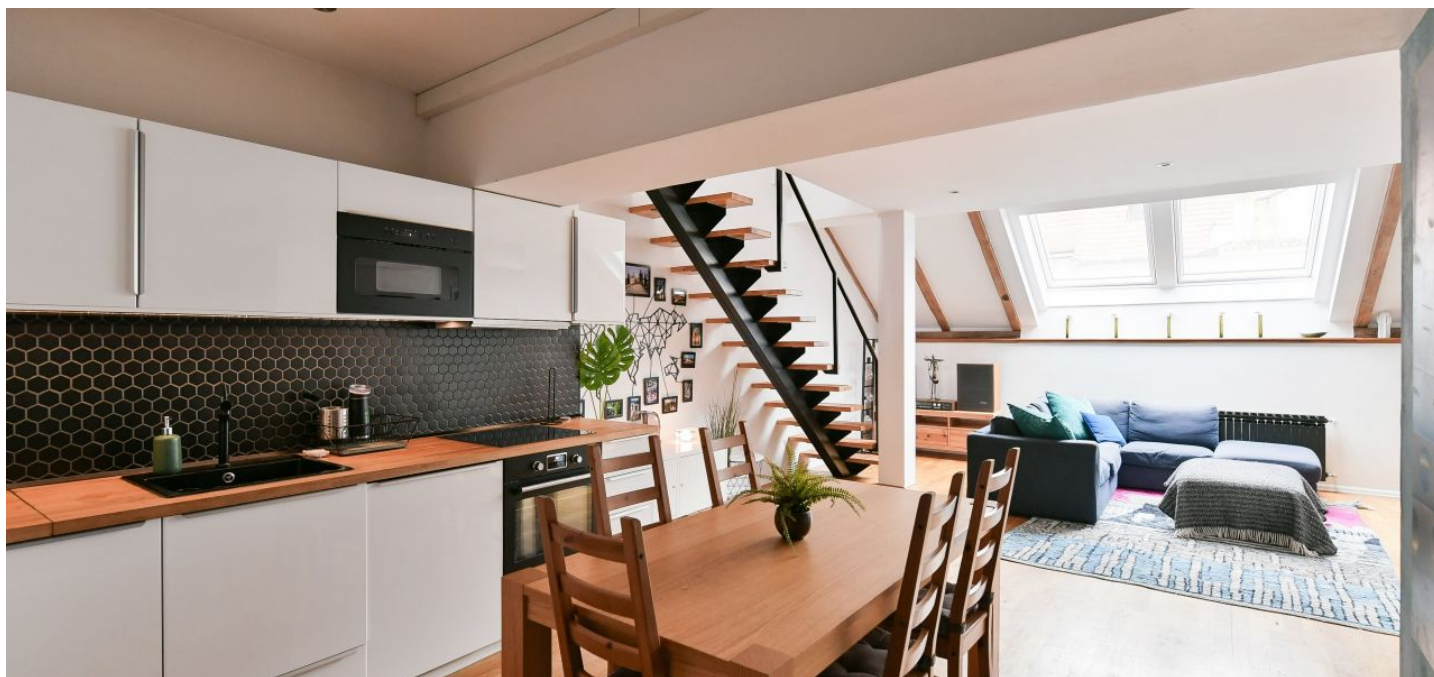




## Apartment Two-bedroom (3+kk)

€ 735 148 | CZK 18 500 000

83.3 m<sup>2</sup>, Prague 1, Nové Město, Vojtěšská





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€ 735 148 | CZK 18 500 000

83.3 m<sup>2</sup>, Prague 1, Nové Město, Vojtěšská

Total area	93 m <sup>2</sup>
Floor area*	83 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	104455

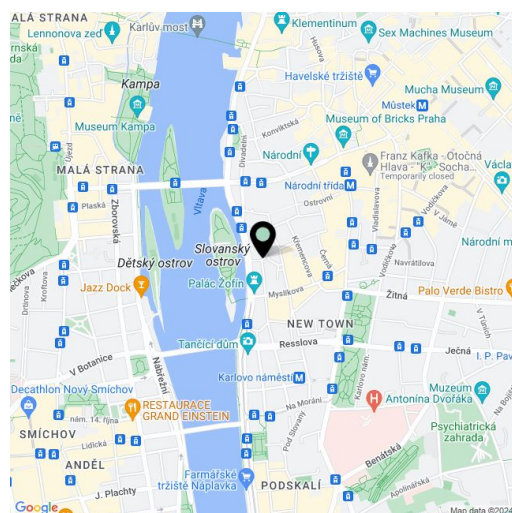
This air-conditioned duplex apartment with a terrace is located on the top floor of a Neo-Renaissance building with an elevator, situated on a quiet street in the heart of the city near the National Theater and Žofín. The proximity to historical landmarks, diverse cultural offerings, and complete amenities make this address a premium location.

On the lower, the entrance level of the apartment, there is a spacious living room with a kitchen and stairs leading to the upper floor, a bedroom with an en-suite bathroom featuring a **Jacuzzi**, and a second bathroom with a shower. The upper floor consists of an open bedroom (which can easily be separated) with skylights and access to a **terrace** overlooking a quiet courtyard.

The apartment was partially renovated in 2017, which included new floors, modern bathrooms, and a custom-made kitchen with built-in appliances and a **wine fridge**. Recently, new plastic skylights with blackout blinds were installed. **Air-conditioning** in all living areas ensures thermal comfort during summer months, while heating is provided by radiators connected to a private gas boiler in winter.

Located in the very heart of the city, the area is rich in **historical ambiance** and a vibrant cultural life, close to the popular riverside and the lively Myslíkova and Spálená streets, filled with a variety of small shops, restaurants, cafés, and bakeries. All other services are offered by modern shopping centers nearby on Charles Square or by the **Národní metro station**. The location is well-served by public transportation, with numerous tram connections and the B metro line.

Total area of 93.30 m<sup>2</sup>, including an interior floor area of 83.30 m<sup>2</sup> and a 10 m<sup>2</sup> terrace.



\* 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.