



## Apartment One-bedroom (2+kk)

€ 454 959 | CZK 11 490 000

57.6 m<sup>2</sup>, Prague 1, Nové Město, Školská





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Total area	77 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	104626

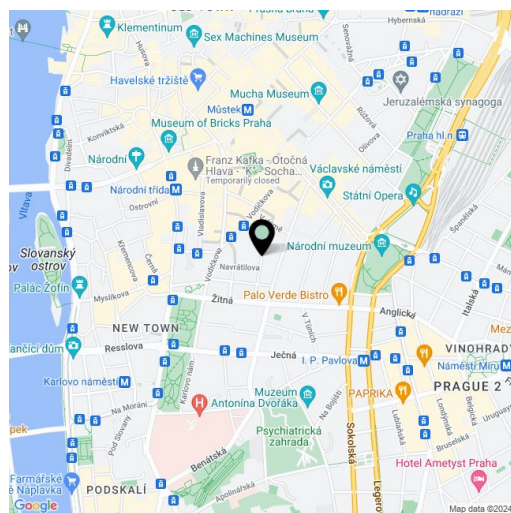
This apartment with a large terrace facing the courtyard is located on the 3rd floor of a historic building with a beautifully decorated facade. The elegant building is located on a one-way side street in New Town, not far from Wenceslas Square and Charles Square or the Franciscan Garden. The apartment is suitable both for primary living or short-term rentals.

The layout consists of a living room with access to a **two-level terrace**, a separate kitchen, 1 bedroom, a bathroom (with a bathtub and toilet), and an entrance hall.

The interior is cozy due to **parquet** floors in a classic tree pattern. The kitchen is fully equipped. There is a **built-in grill** on the terrace. **The facade, common areas, and elevator** of the building with a total of 33 units was reconstructed in 2019.

The building is located on a small street away from the main tourist routes, but at the same time within a short walking distance of everything you need. There are many restaurants, cafes, and clubs, the **National Museum**, cinemas, theaters, and the **State Opera** nearby. The location is excellently accessible by all metro lines and trams, and the **Main Railway Station** with many national and international railway connections is also within walking distance.

Floor area 57.6 m<sup>2</sup>, terrace 19.5 m<sup>2</sup>.



\* 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.



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