



Apartment Four-bedroom (5+1)

Sold

192.4 m², Prague 2, Nové Město, Gorazdova





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Total area	221 m ²
Floor area*	192 m ²
Terrace	29 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	104822

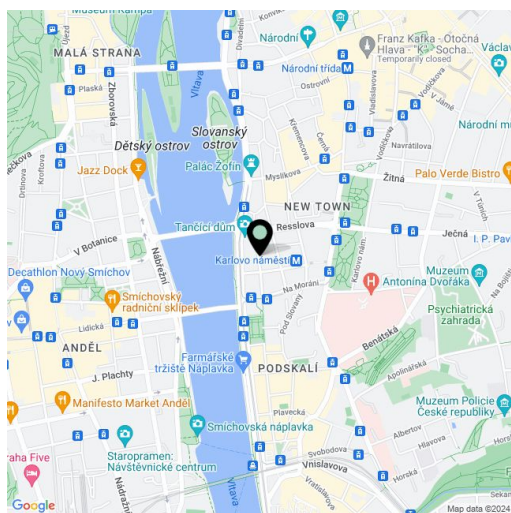
This almost two-hundred-meter duplex apartment with a terrace is located on the 4th and 5th floors of an Art Nouveau building in the city center, on a side street near the Rašín Embankment, Slovanský Island, and Charles Square with a park.

The current layout offers a living room, a separate kitchen, 3 bedrooms, and 2 bathrooms on the entrance level. In the attic is an open room (ideal as a study) with access to a **west-facing terrace** overlooking the **courtyard**. By adjusting the layout, you can create a spacious **walk-in wardrobe**.

The apartment is in a condition requiring **reconstruction**, and a proposal for its modernization is part of the offer. Windows are **wooden**, and in some rooms the **original parquet floors** have been preserved. The apartment comes with a **cellar** accessible by **elevator**.

Its location **right in the center of Prague** allows you to have everything you need at your fingertips. There are restaurants, cafes, shops, as well as schools and medical services in the immediate vicinity. The Karlovo náměstí metro station and several tram stops are a few steps away, and the **Rašín Embankment** is also nearby.

Floor area 192.4 m², terrace 28.5 m², cellar cubicle 2 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.



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