



## Apartment Two-bedroom (3+kk)

€ 1 697 962 | CZK 42 500 000

187 m<sup>2</sup>, Prague 1, Nové Město, Pštrossova





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Total area	236 m <sup>2</sup>
Floor area*	187 m <sup>2</sup>
Terrace	48 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	104865

This air-conditioned duplex apartment with 2 bedrooms, 2 bathrooms, a 50 m<sup>2</sup> large terrace and beautiful views of Petřín, Prague Castle, and the picturesque surroundings is located on the top, 5th floor of a classic apartment building with an elevator. The quiet street near the Vltava embankment and the Dancing House boasts complete civic amenities, excellent transport services, and opportunities for social and cultural enjoyment.

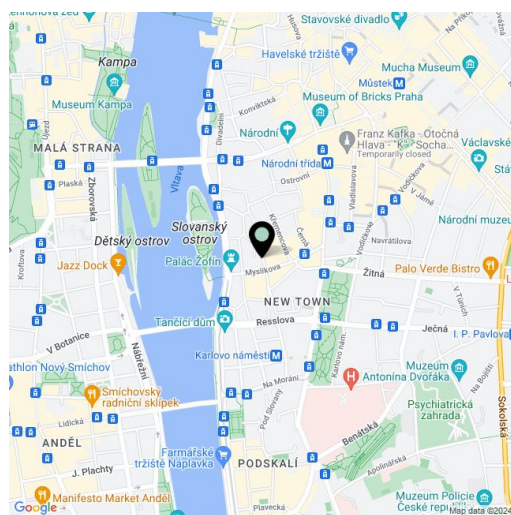
In the lower part of the fully equipped apartment is a living room with a partially separate kitchen, a master bedroom with a bathroom (bathtub, toilet) and many built-in wardrobes, a guest bedroom, a second bathroom (shower, toilet), a pantry, and an entrance hall with a walk-in wardrobe. In the center of the living area is a double staircase that leads up to a spacious gallery with a work and social area. Adjacent to the gallery is a fully equipped kitchen and a walk-in wardrobe, from which you can enter a spacious terrace with breathtaking views of the unique Prague panorama.

The timeless design of the interior, with the preservation of original elements such as wooden beams, studio windows, and wooden floors, is perfectly complemented by facilities such as air-conditioning, a wine cellar, built-in lighting, security doors, a video doorman, and a security system. The modern kitchen is equipped with high-quality Miele appliances, and the bathrooms are lined with large-format tiles.

The excellent location near Charles Square means easy accessibility by public transport. There are many restaurants, cafes, shops, theaters, cinemas, schools, medical facilities, and other services within walking distance. A short walk takes you to Slovanský Island with a children's playground or to Strělecký Island with a well-maintained park and a rich cultural life, as well as to many important monuments, including the National Theater.

The property is rented at market rent until May 31st, 2025.

Floor area 187.30 m<sup>2</sup>, terrace 48.20 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.