



## Apartment Three-bedroom (4+1)

€ 795 780 | CZK 19 990 000

125 m<sup>2</sup>, Prague 1, Nové Město, U Půjčovny





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Total area	125 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	105977

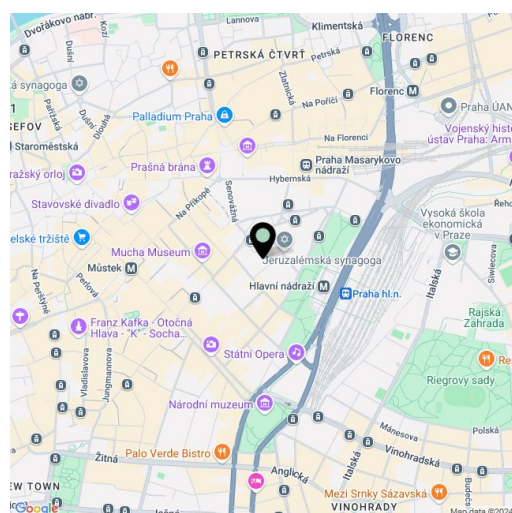
This refined, bright and spacious apartment with high ceilings and a fireplace is located on the 3rd floor of a historic building with an elevator, in the very heart of the city near Wenceslas Square and Vrchlického Sady Park, which will be transformed into a pleasant park after being revitalized.

The apartment consists of a living room, a kitchen, a dining room, 2 bedrooms with the possibility of creating a third, 2 bathrooms, a separate toilet, and an entrance hall. One bathroom has a **single bathtub**, and the other a **walk-in shower**.

The apartment was renovated in 2013. The **genius loci** of the interior is underscored by the **original parquet** floors in a **castle pattern**, refurbished casement windows, **paneled double doors**, and a **wood-burning fireplace**. The kitchen is fully equipped; built-in wardrobes provide storage space. Heating is by a gas condensing boiler. The building has nicely renovated common areas and a **modern chip elevator**.

The apartment building is located on a one-way side street close to complete civic amenities. There is a **cafe**, **high school**, and other schools on the same street, and the neighborhood is full of restaurants and shops. An excellent connection to other parts of Prague is provided by the metro from the Hlavní nádraží station and the Jindřišská tram stop. A new tram stop will be added by **Vrchlického Sady Park**, where a new square will also be created and the entire area will become an elegant place thanks to its architectural transformation.

Floor area 125.6 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.



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