



## Apartment Two-bedroom (3+kk)

€ 549 624 | CZK 13 900 000

90.4 m<sup>2</sup>, Prague 2, Nové Město, Fügnerovo náměstí





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Total area	90 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	D
Reference number	106253

This bright, airy, and fully furnished apartment is located on the 2nd floor of a newly revitalized Neo-Renaissance building with an elevator near Fügner Square in New Town. This desirable area in the center of Prague 2 offers a varied cultural and social life and perfect transport accessibility to other parts of the city.

The layout of the apartment consists of a spacious living room with a kitchen, an east-facing bedroom towards a courtyard, 2 bedrooms, a bathroom with a bathtub and toilet, the second bathroom with a shower, a separate toilet, and an entrance hall.

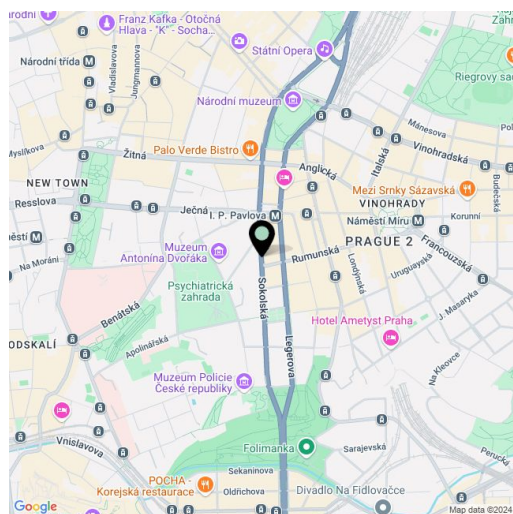
The apartment is equipped with wooden parquet floors in the living rooms, ceramic tiles in the bathroom, large casement windows, a kitchen unit with appliances, and lighting. High ceilings create a sense of airy space. Heating is by a gas boiler. The building, built between 1895 and 1897 according to the designs of architect František Xaver Pospíšil, has now been completely renovated, including the installation of a new elevator and common areas. Residents are allowed to park in the blue zone in front of the building.

New Town is a typically urban district, close to historical and cultural monuments and many restaurants, cafes, shops, schools, kindergartens, theaters and clubs. Regular markets are held on the nearby Tyl Square, and Folimanka Park is a green area suitable for relaxation or sports activities. It's just a few minutes' walk from the building to the I.P. Pavlova metro station (line C), tram, and bus stop, which connects the center of Prague with other parts of the city.

The unit is rented with a three-month notice period.

Floor area 90.4 m<sup>2</sup>.

Photos were taken in a neighboring unit with an identical layout.



\* 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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