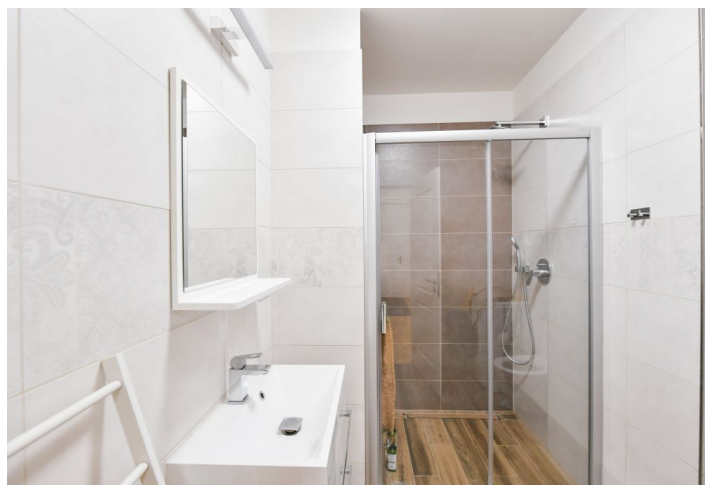




## Apartment One-bedroom (2+kk)

€ 398 645 | CZK 10 000 000

58.7 m<sup>2</sup>, Prague 2, Nové Město, Sokolská





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Total area	59 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	E
Reference number	106255

This bright, airy, and fully furnished apartment is located on the 3rd 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 courtyard, a bathroom with a shower and toilet, and an entrance hall.

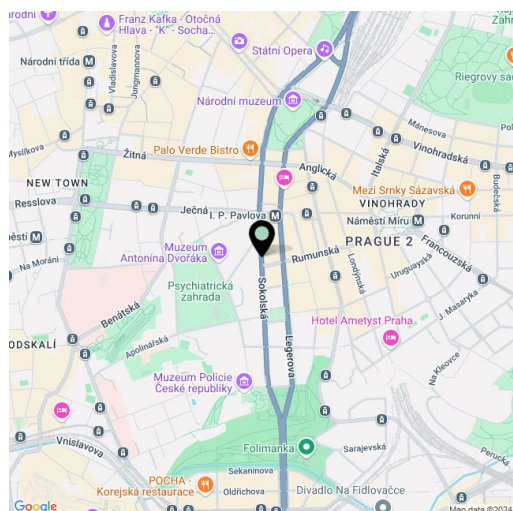
The apartment is equipped with wooden parquet floors in the living rooms, ceramic tiles in the bathroom, large casement windows, a kitchen unit with appliances, and lighting. High ceilings create a sense of airy space. Heating is by a gas boiler. The building, built between 1895 and 1897 according to 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 58.7 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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