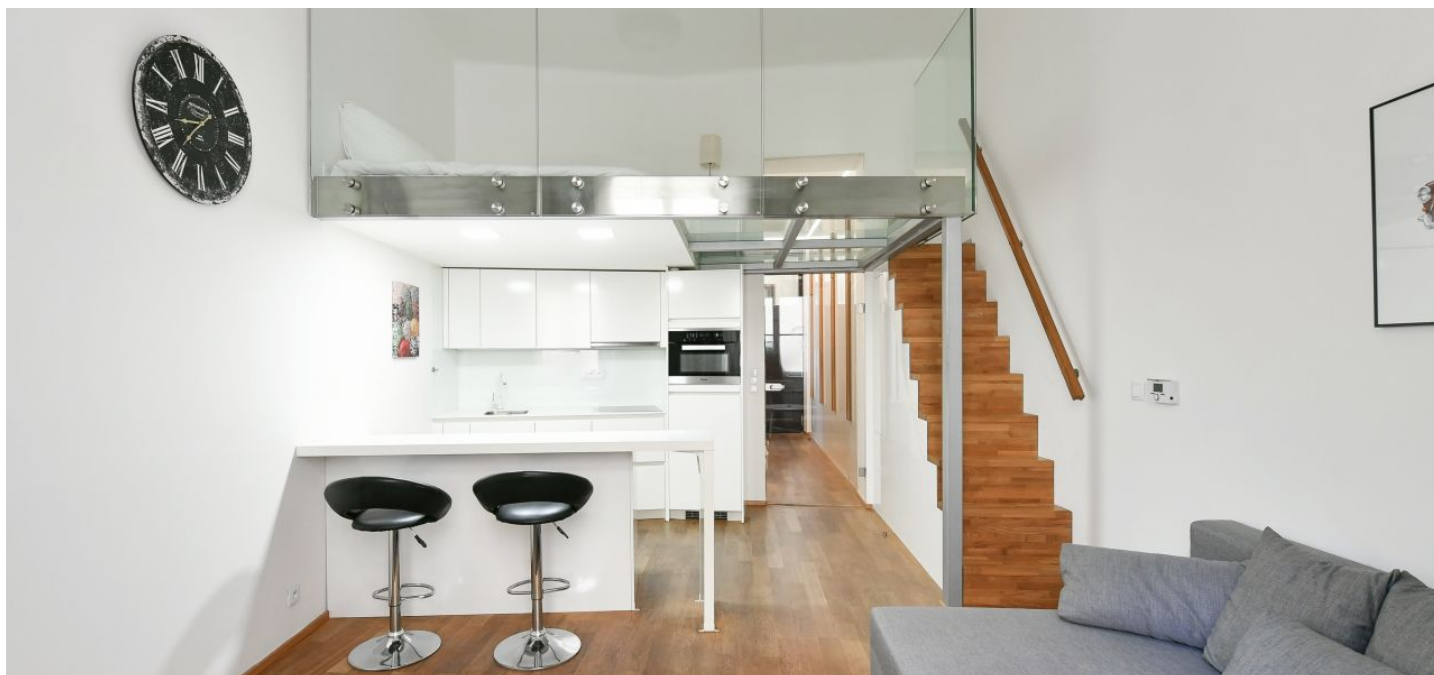




## Apartment Studio (1+kk)

34.02 m<sup>2</sup>, Praha 1, Nové Město, Na Poříčí

€ 362 562 | CZK 9 200 000





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34.02 m<sup>2</sup>, Praha 1, Nové Město, Na Poříčí

€ 362 562 | CZK 9 200 000

Total area	40 m <sup>2</sup>
Floor area*	34 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	106337

This apartment facing the courtyard with maximally used space is located on the 2nd floor of a historic apartment building with an elevator. The nicely renovated gallery-access building is located next to Těšnov Park, close to the Florenc metro transfer station and tram stop.

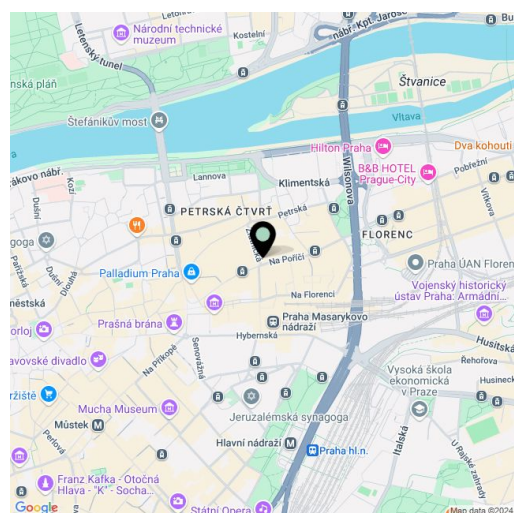
The area of the apartment consists of a living room with a kitchen, a **mezzanine floor** with an area of **more than 8 m<sup>2</sup>**, a bathroom (with a bathtub, shower screen, toilet, and sink), and a foyer. The entrance to the apartment is through the **gallery**, which is in exclusive use for the apartment, and the window in the living room faces **west** onto the **courtyard**.

The apartment is in excellent condition. Floors are **wooden**, and the mezzanine floor is made of **safety glass**. The kitchen is equipped with built-in **Miele** appliances. Heating is provided by a gas boiler. The apartment comes a **cellar cubicle for rent** (for a symbolic price), and it is possible to rent a parking space in the underground garage of the hotel across the street. The building has an **elevator**, a decorative facade, and elegant common areas.

This **prestigious location** in Prague 1, **New Town**, offers living in an excellently accessible area and, moreover, within easy reach of everything you need. There is a tram stop nearby, a subway transfer station, and an international bus terminal within a 5-minute walk, and the Masaryk Railway Station is also nearby. In the immediate vicinity are restaurants, cafes, and fast-food establishments, shops, pharmacies, as well as a museum, the **Atlas cinema**, or the **Karlin Music Theater** and the **Archa Theatre**.

Floor area 34.02 m<sup>2</sup> + sleeping platform 8.8 m<sup>2</sup>, courtyard balcony 5.54 m<sup>2</sup>.

\* 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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