



## Apartment One-bedroom (2+kk)

€ 366 554 | CZK 9 195 000

44 m<sup>2</sup>, Prague 1, Nové Město, U Nemocenské pojišťovny





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Total area	44 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	107872

This bright, fully furnished apartment is located on the 5th floor of a Functionalist building with an elevator, situated in New Town, near the Vltava River embankment and many historical landmarks, just a few minutes' walk to public transportation stops (trams, buses, and metro).

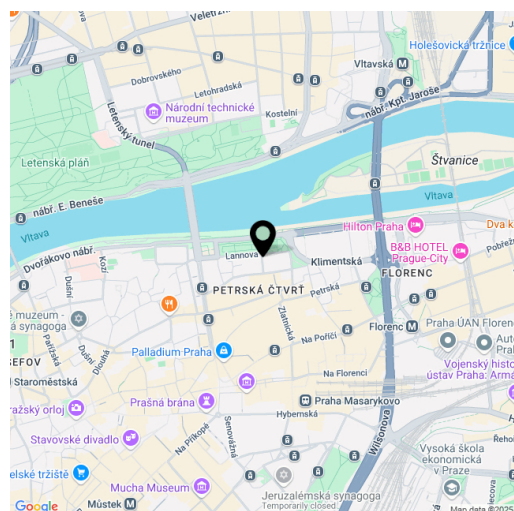
The apartment consists of a living room with a kitchenette, a bedroom with large **storage wardrobes**, a bathroom with a shower with a toilet, and an entrance hallway. The apartment includes a **brick cellar**.

The unit has large windows fitted with blinds and **wooden floors**. Heating is central, provided by a heat exchanger located in the building's basement. Parking is available for residents in the blue zone around the building, which is well-maintained and has an **elevator**.

The location in the heart of the city, close to many cultural and historical landmarks, offers rich social opportunities and access to all services, including shops, restaurants, and cafes. Right in front of the building is the pleasant Lannova Park, and a bike path leads to Troja or, in the other direction, to Smíchov. **The Letná Gardens** are within walking distance across the bridge.

The apartment is rented until April 30th, 2025.

The floor area is 44 m<sup>2</sup>, with a brick cellar of 7.5 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.