



## Apartment Three-bedroom (4+1)

Sold

170 m<sup>2</sup>, Prague 1, Nové Město, Masarykovo nábřeží





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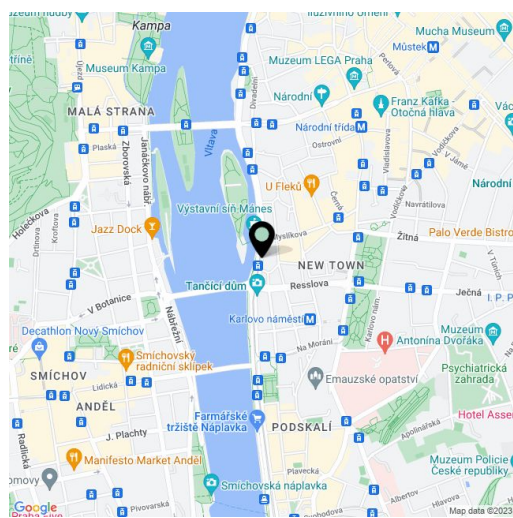
Total area	186 m <sup>2</sup>
Floor area*	170 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	17010

This completely renovated apartment that is complete with two balconies overlooking the Vltava River and Prague Castle is located on the 4th floor of a historic building with a lift, close to Šitkovská Tower and within walking distance of Lesser Town, Charles Square, and Petřín Hill.

The apartment features an entrance hall, living room, study, and kitchen, plus a bedroom with a spacious walk-in closet, two bathrooms, and a separate toilet. The first balcony offers a beautiful view of Prague Castle, the Vltava River and Old Town. The second balcony faces a tranquil courtyard. Features include underfloor heating in all rooms, entrance security door with a 16-point lock with electric opening, door cameras with an alarm and motion sensors. GIRA electric equipment, including complete Internet and satellite network. Bathrooms feature Hansgrohe sanitary ware. The entire apartment has glass tiles by the Spanish manufacturer Perondi.

The apartment features historical ceilings in every room in perfect condition after restoration. Original double glazed windows, door frames, including original Art Nouveau door and glass panels. There is also a custom-made saltwater aquarium with a capacity of 800 liters with sea life and corals.

The apartment is only partially equipped and is without a kitchen line.



\* 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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