



## Apartment Two-bedroom (3+1)

Sold

127 m<sup>2</sup>, Praha 2, Nové Město, Na Hrobci





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Total area	127 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 000 CZK monthly
PENB	G
Reference number	19088

**Luxury apartment after complete reconstruction by the famous DONLIČ studio, on the second floor of a completely repaired building with a new lift, situated in attractive location of the historical part of Prague 2, a few dozen meters from the Vltava riverbank.**

The apartment offers a spacious and bright living room connected to the kitchen and dining room, 2 bedrooms, bathroom with bathtub and toilet, separate toilet and hallway. The layout slightly differs from its original state - the reconstruction included an installation of a new heating system, water supply, electricity and insulation of floors, ceilings and newly constructed interior walls, as well as a new bathroom.

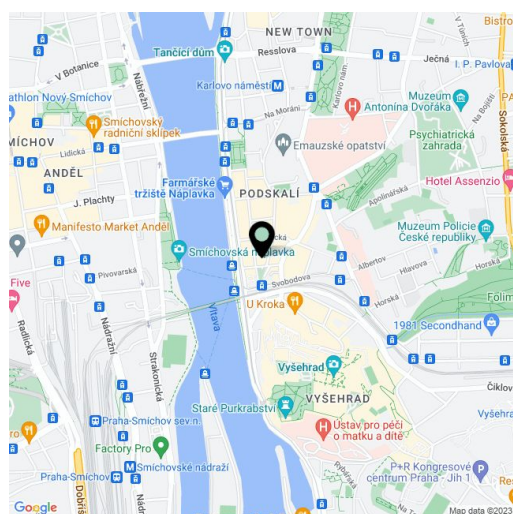
The apartment features **high-end equipment** such as wooden floors Lamett made of bleached oak, heated Italian Cercom tiles, renovated casement windows, 100% replica of the original wooden interior and entrance doors (soundproof) and bathroom fixtures by brands **Villeroy & Boch** or **Hansgrohe**. Plenty of room to add built-in wardrobes.

The building, which has never been flooded and is not related to the potential threat of floods, was **completely renovated in 2010 - new roof, pipes, electricity, gas connection, security camera system.**

The purchase price includes the **cellar of 12 m<sup>2</sup>** on the ground floor. Parking in the blue zone in front of the house, there is also a possibility to rent a garage parking space in nearby Park Inn hotel.

Prestigious and sought after location offers excellent transport connection with the nearby tram stop Vyton (1 minute walk) and Karlovo náměstí metro station (5 minutes walk). All amenities in the neighborhood, including nursery and primary schools, secondary schools, leisure center, Nemocnice sv. Alžběty hospital and a children's playground in front of the house. In the vicinity of Vysehrad Park and within walking distance of Folimanka, botanic gardens or skate park on the opposite bank of the river.

Interior 127 m<sup>2</sup>, cellar 12 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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