



## Apartment One-bedroom (2+1)

Sold

93 m<sup>2</sup>, Prague 2, Nové Město, Karlovo náměstí





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|                  |                   |
|------------------|-------------------|
| Total area       | 97 m <sup>2</sup> |
| Floor area*      | 93 m <sup>2</sup> |
| Balcony          | 4 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 23668             |

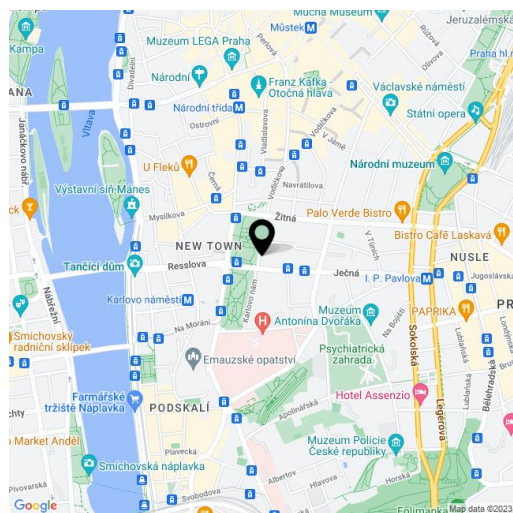
**Bright flat after partial reconstruction with 2 balconies and views of the Prague Castle, Petřín Hill and park at Karlovo náměstí Square, situated on the 4th floor of a renovated residential building with an elevator in the center of Prague, only steps from the metro line B station and tram stops.**

The layout offers a west-facing room, kitchen with balcony (outdoor storage room and a folding table), east-facing spacious bedroom with second balcony, two bathrooms (one with bathtub, one with shower and toilet), storage room and generous entrance hall with built-in wardrobes. Possibility to change the layout into 2-bedroom (3+kk).

Facilities include **wooden parquet floors**, original wood windows without insulation, modern bathrooms with mosaic tiles and quality fixtures, decorative ceiling stucco, English switches, individual gas boiler, new wiring.

Attractive address with excellent transport links and all amenities within walking distance. Wenceslas Square is just a 10-minute' walk from the house.

Monthly building charges CZK 4 150.  
Interior 93 m<sup>2</sup>, balconies 2.7 + 1.6 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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