



Apartment Two-bedroom (3+kk)

Sold

93 m², Praha 1, Nové Město





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Total area	93 m ²
Parking	-
Cellar	Yes
Service price	3 970 CZK monthly
PENB	G
Reference number	26559

* 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.

Comfortable, renovated apartment with the atmosphere of the First Republic, with windows facing a quiet courtyard, located on the second floor of an apartment building in the center of Prague, close to the main train station and Masaryk train station / tram stops.

From the corridor you enter a **study, bathroom with a window**, shower and a small bathtub, washer and a dryer, as well as a **living room with a fully equipped kitchen** and dining area with two windows. The living room also follows a **bedroom**, which is separated by a wide two-wing door. A **spacious walk-in closet** is adjoined to the bedroom, built-in wardrobes are along the whole corridor wall.

The entire apartment is decorated in shades of white, cream & beige - walls, kitchen, dining bench with table, large-size tiles in the corridor and the bathroom, **door with glass cut filler panels and casement window frames**, which are original replicas and are insulated. The darker wooden floating floor contrasts pleasantly with the light tones. In the bathroom there is floor heating, the heat is provided with a gas boiler. There is also an interesting element in the corridor - a **mirror that is a heater**. The apartment is secured by an **alarm** and a **Next entrance security door**. The unit includes a spacious, **20-meter cellar**. The facade facing the courtyard is currently being renovated. In the courtyard there will be **common seating** and an area for barbecuing.

The apartment unit is housed in a carefully reconstructed apartment building in the center of Prague with **excellent transport accessibility**: there is access to the Prague Highway nearby, and it's only a few minutes' walk to the main and Masaryk train stations. Just around the corner from the building there is a tram stop. Blue zone parking available for residents in front of the house. There are plenty of restaurants, shops, cafes, theaters and cinemas nearby.

Interior 93 m², cellar 20 m².