



## Apartment Two-bedroom (3+kk)

Sold

93 m<sup>2</sup>, Prague 1, Nové Město, Příčná





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Total area	93 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 258 CZK monthly
PENB	G
Reference number	26598

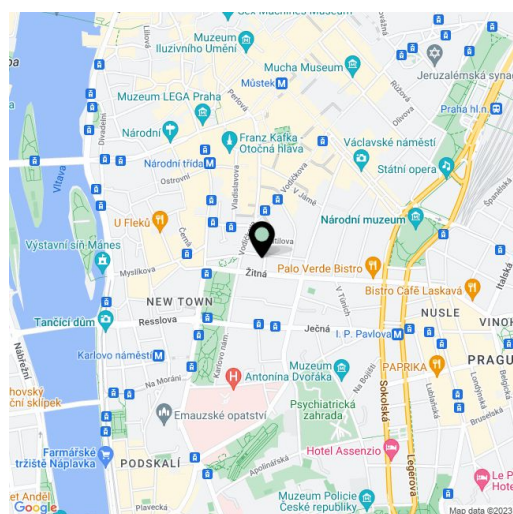
Charming and sunny, this air-conditioned duplex apartment in the center of Prague with a practical layout offers tranquil living with unique views of Petrin Hill and the tower of Novoměstská radnice (New-town hall).

From the entrance hall you can access a separate toilet and a corridor leading to an **asymmetric bathroom with a bathtub and window** and a study/ **child's room** facing the quiet courtyard. Two stairs separate the hall from the kitchen corner with the living room. From here, there is access to the bedroom and staircase to the gallery, which can be used as a **bedroom** or **study**.

The **double height of the ceiling** (4.2 m) together with skylights gives the living room **light and a sense of unlimited space**. The attractive atmosphere is accentuated by exposed **beams**. The kitchen corner cleverly fits with the layout: the fridge and freezer are built into the cabinets below the staircase. On the main floor there is a **wooden floating floor**, laminate flooring on the gallery space. The **Velux wooden windows** are overshadowed by **shutters**. Heating is provided by a **Junkers** gas boiler. The kitchen and appliances are from **IKEA**.

The apartment is located on the 4th floor of a building without an elevator, the house is in its original condition with the vision of reconstruction in the following years. The big advantage of the property is its location in the very center of the city near **Charles Square**, on a quiet one-way street. The apartment is suitable not only for private living, but also for a **short-term rental**. Nearby there are plenty of restaurants, theaters and all amenities including several schools. **Vodičkova** and **Lazarska** tram stops are just a few steps from the house. Parking is in the blue zone for residents.

Interior 93 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.



