



## Apartment Two-bedroom (3+1)

Sold

83 m<sup>2</sup>, Praha 1, Nové Město, Vojtěšská





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Total area	84 m <sup>2</sup>
Floor area*	83 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	26667

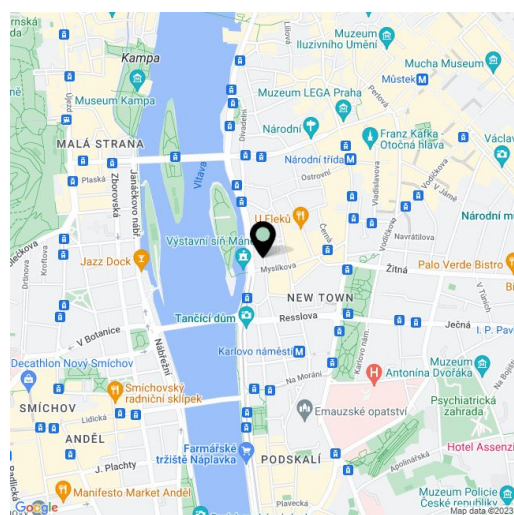
This stylishly renovated apartment with an unmistakable air of elegance is located on a quiet side street in the very center, just a few steps from Žofín and the National Theatre.

The layout of the apartment on the 4th floor of a Neo-Renaissance building with a lift consists of a **west-facing living room** and a bedroom (currently used as a study), and an east-facing bedroom (with a bathroom). There is also a kitchen with a **balcony oriented to the courtyard**, the main bathroom with a bathtub, a separate toilet and an entrance hall.

The interior includes **oak parquet flooring**, refurbished original **casement windows** and original **double-wing doors**. Current household trends have been implemented, including unobtrusive storage, a top-class energy-efficient boiler by Ariston, an Ariston gas-fired boiler with a digital thermostat, and remote-controlled air vapour extraction. The kitchen is fully equipped with built-in appliances. Upon agreement, it is possible to keep the equipment in the apartment. The apartment has a safety entrance door. Parking is available in front of the building (resident zone).

The **prestigious location** with many historical and cultural monuments offers all amenities, all within walking distance or just a short public transport ride away (the Národní divadlo (National Theatre) and Myslíkova tram stops are just a few steps from the building). The surrounding area boasts many restaurants and cafés and a variety of shops including boutiques, produce markets and the Quadrio shopping mall connected to the **Národní třída metro station**. Kindergarten, elementary, secondary and grammar schools are also all nearby.

Interior 83 m<sup>2</sup>, balcony 1 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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