



## Apartment Two-bedroom (3+1)

Sold

77 m<sup>2</sup>, Prague 1, Nové Město, Klimentská





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|                  |                       |
|------------------|-----------------------|
| Total area       | 77 m <sup>2</sup>     |
| Parking          | Parking for residents |
| Cellar           | -                     |
| PENB             | G                     |
| Reference number | 27880                 |

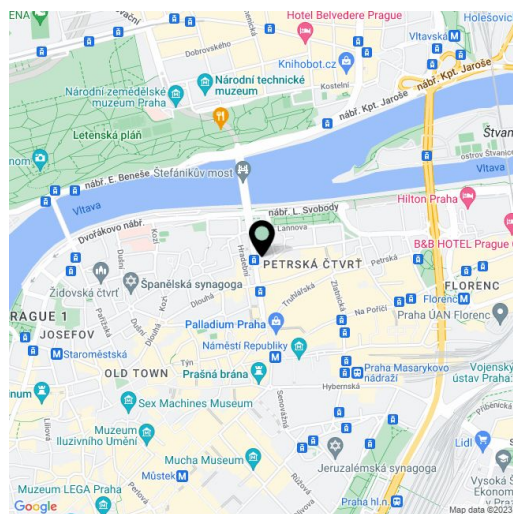
**Bright apartment on the 3rd floor of a well-kept Art Nouveau building - ideal for those who want to live in the center and at the same time in a quiet area without city noise. Just a few steps from trams, the Metro, shopping centers, schools, theaters, the cinema and a park.**

The apartment consists of **a living room with a view of the Church of St. Clement**, 2 bedrooms (one accessible to the living room by double wing door, the other facing the courtyard), a kitchen with dining area, bathroom, separate toilet, utility room and entrance hall.

**Preserved and restored original** parquet flooring, windows and doors (including hardware). The apartment is after a partial renovation (water distribution in plastic tubes, distribution of electricity and heating in copper tubes, new radiators). Heating and hot water provided by a gas boiler. The building with about 7 units is without a lift.

**Located on a quiet one-way street** (with parking reserved only for residents). All services are within a short walking or driving distance. Two-minute walk to the tram, five minutes to B Namesti Republiky metro station. **Elementary school directly on the same street.** Grammar school, kindergarten and day care center nearby. Landscaped park with a children's playground nearby.

Interior 77 m<sup>2</sup>, cellar 4 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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