



## Apartment Two-bedroom (3+kk)

Sold

129 m<sup>2</sup>, Prague 2, Nové Město





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Total area	129 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	31999

\* 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.

This newly carefully renovated apartment, situated on the 4th floor of a recently reconstructed Art Nouveau building, is located on a quiet street only a few steps from Slovanský Island and the popular Prague Embankment. Its stylish interior design was inspired by the latest trends that are sweeping across western European cities.

The apartment features a west-facing almost **fifty-meter living room** with a dining room and an open plan kitchen with a street view. Two east-facing bedrooms with en-suite bathrooms (one with a freestanding bathtub, large shower, and a toilet, the other with a shower and a separate toilet) look out onto the branches of a mature tree growing in a peaceful courtyard. The interior also consists of an entrance hall, a dressing room, a guest toilet, and a utility room.

The eye-catching **onyx wall** in the entrance hall is even more impressive in the evening, when the backlit surfaces create a unique atmosphere. Other features include **Italian marble** with a special stain-proof coating that is also applied to the floor and wall tiles as well as the worktop in the kitchen. It also boasts chevron **oak hardwood floors**, exact replicas of the original doors and windows, **Miele** kitchen appliances (induction hob, cooktop, oven, extractor hood, French door refrigerator, freezer, and wine fridge), **Dornbracht** kitchen tap, or designer bathrooms. Heating is provided by a Vaillant gas boiler.

After it was renovated, the building was returned to the elegance originally imparted to it by Antonín Souček, the architect who designed it in 1905. The current investor, who has many years of experience in many different cities in Europe and around the world, lent the interior a fresh ambience.

It is located close to many historical buildings and monuments in a neighborhood connected with **Václav Havel**. The Dancing House, the Mánes Exhibition Hall, or the Ss. Cyril and Methodius Cathedral, where the parachutists who assassinated R. Heydrich hid and were killed, are all nearby. There are many cozy cafes, restaurants, and shops in the area.

**Karlovo náměstí Square** with a park, or Slovanský Island with **Žofín Palace** are close-by, and the **National Theater** is only a short walk away. A metro station, and tram and bus stops are all within short walking distance.

Interior 129 m<sup>2</sup>.