



## Apartment Four-bedroom (5+1)

Sold

207 m<sup>2</sup>, Prague 2, Nové Město, Trojanova





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Total area	207 m <sup>2</sup>
Parking	Annual parking in a nearby garage
Garage	Yes
Cellar	-
Service price	4 375 CZK monthly
PENB	G
Reference number	37300

This spacious four-bedroom apartment has been carefully and expensively reconstructed, preserving original architectural elements and a dignified atmosphere. It is located on the 3rd floor of an Art Nouveau apartment building with an elevator on a side one-way street near Rašínovo Embankment, the Dancing House, and both Charles and Palacky squares.

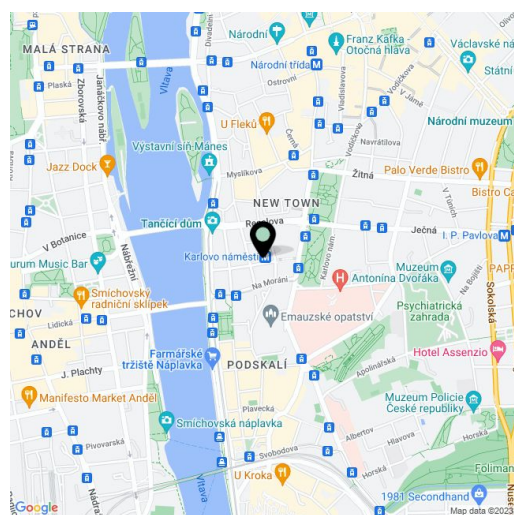
The apartment with high ceilings consists of a spacious living room, dining room, separate kitchen, 2 bedrooms with en suite bathrooms and closets/built-in wardrobes, a spacious 3rd bedroom, guest toilet, and entrance hall. The apartment faces south towards a landscaped courtyard with a park and north towards a quiet street.

Facilities include **wooden parquet floors**, double doors, wooden casement windows, **a functional fireplace**, a complete kitchen, a security entrance door, a videophone, and plenty of storage space. Heating is by a gas boiler. **The offer price includes the possibility of annual parking in a nearby garage.** The building has elegant common areas; the elevator goes to the mezzanine.

Within walking distance are all civic amenities - a kindergarten and elementary school, a high school, shops, a post office, banks, cafes, restaurants, and medical services. Perfect access to public transport is ensured by the Karlovo náměstí metro station (line B) and many tram lines. There is also **plenty of greenery** in the area, such as the landscaped parks on Charles Square, the nearby **Botanical Garden of Charles University**, Žitkovy Sady Garden, or the park on **Žofín Island**.

Total floor area 206.7 m<sup>2</sup>, interior 183.3 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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