



## Apartment Two-bedroom (3+kk)

Sold

104.07 m<sup>2</sup>, Praha 1, Nové Město





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Total area	104 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 174 CZK monthly
PENB	G
Reference number	39080

\* 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 air-conditioned attic apartment is on the top floor of a sensitively created residence in a historic building. The elegant building stands on a quiet one-way street in the very center of the city between Národní třída Street and Charles Square.

The layout of the 4th floor apartment consists of **38-meter living room** with a kitchen, 2 bedrooms, one of which has an **en-suite bathroom** (bathtub, toilet, bidet, and sink) and a small walk-in closet, a 2nd bathroom (shower, toilet, bidet, sink), and an entrance hall. The living room faces west towards a quiet courtyard; both bedrooms are east-facing.

Facilities include **wooden floors, wooden casement windows**, and original refurbished paneled cassette doors. Heating is by its own gas boiler. The unit comes with a cellar storage unit. The building has an elevator; residents can use **a sauna**.

In the immediate vicinity, there are many restaurants and cafes. It is close to the Quadrio shopping arcade, the **National Theater**, medical services, and schools of all levels, including the popular St. Ursula Elementary School. The nearby **Slovanský or Střelecký islands** are perfect spots for walks among the greenery. The building is perfectly accessible—the Národní třída metro station and tram stop and the Myslíkova tram stop are within walking distance.

Interior 104.07 m<sup>2</sup>, cellar 1.90 m<sup>2</sup>, share of the sauna 3.04 m<sup>2</sup>. The area, according to the Declaration of the Owner, including the share in the sauna, is 99.24 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.



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