



Apartment Two-bedroom (3+1)

Sold

118 m², Praha 1, Nové Město, Lodecká





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Total area	123 m ²
Floor area*	118 m ²
Balcony	5 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	39786

This stylish apartment with a balcony and access to large, common terrace is situated on the 3rd floor of a Functionalist building with an elevator, located on the corner of romantic Petřské náměstí Square in an attractive location on the border of Old and New Town, a few steps from Republic Square and the Vltava embankment.

The layout of the apartment consists of a living room connected with a kitchen, 2 bedrooms, a bathroom, a toilet, a pantry, a closet, an entrance hall, and a balcony.

The interior has been reconstructed, the parquet floors are **refurbished**, windows are wooden casement, glass doors are original. The entire apartment is stylishly furnished and the **price includes built-in equipment/furniture**, with the possibility of purchasing the apartment fully furnished. Central heating. The apartment has a **storage unit outside** the apartment and access to a common **rooftop terrace**.

The neighborhood is within walking distance to everything you need, also within easy reach are tram stops or the Florenc transfer station. In the vicinity, there are restaurants, cafes, shops, schools, medical services, and **sports facilities** (swimming pool or a center with courts for volleyball, football, squash, or badminton), and several shopping centers, including the popular Palladium Mall, are close-by. Green areas include the nearby **Lannova Park**, the **Desfourská Garden** relaxation area, or the **Za Svatyněmi Garden** near the St. Agnes Convent, and cyclists will appreciate the easy connection to Prague's **A2 bike path**.

Interior 118.4 m², storage unit outside the apartment 2 m², balcony approx. 5 m².

* 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.

