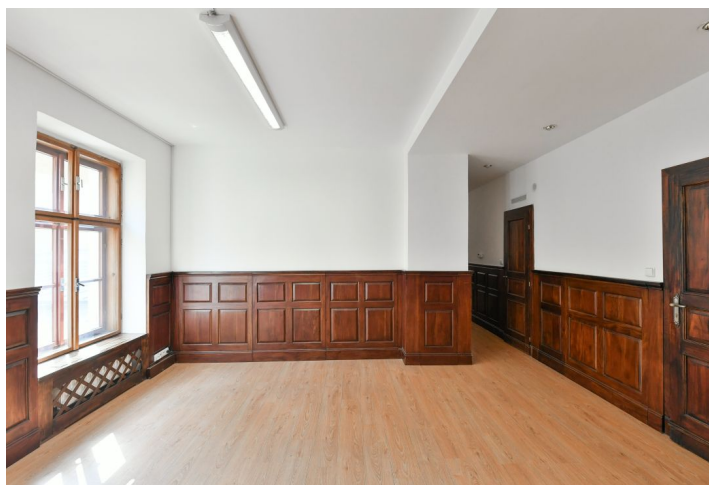




Apartment Two-bedroom (3+kk)

Sold

100 m², Prague 1, Nové Město, Soukenická





Apartment Two-bedroom (3+kk)

Sold100 m², Prague 1, Nové Město, Soukenická

Total area	100 m ²
Parking	-
Cellar	-
PENB	G
Reference number	40404

This quiet 100-meter unit with southeast-facing windows towards a quiet courtyard takes up the entire 3rd floor of the rear wing of a renovated historic building with an elevator. Located in New Town's Petřská district with complete services, including schools, it has easy access to all types of public transport and is close to Lannova Park and Štvanice Island. Originally a housing unit adapted for corporate use and re-approved as non-residential space, it includes a conversion study and restoration to its original residential use.

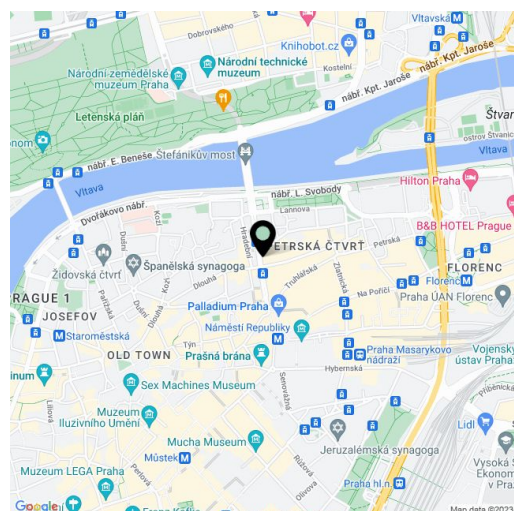
The current layout consists of 4 separate rooms (offices), a large entrance hall, storage space, a kitchen, 2 toilets, and a bathroom (with a shower). The space is currently used as an office and the offer includes a **study by a renowned architect** to transform it into a modern apartment with a large living room with a kitchen and dining area, 2 bedrooms, a walk-in wardrobe, a bathroom, a separate toilet, and a hallway.

Facilities include **wooden windows** and doors, a **security system** with an alarm, a massage shower box, PC network, and gas boiler. The building with an **elevator** was completely renovated in 2015. **Long-term parking spaces** can be rented in the underground garages of the Palladium or Kotva shopping centers.

The building is located on Soukenická Street opposite a religious elementary school and an art school. A kindergarten, high school, clinic, or the **Dlouhá Theater** and **Gourmet Pasáž Dlouhá** are nearby. The location is full of restaurants, cafes, shops, and other services. A tram and bus stop are only a few steps away and the Náměstí Republiky metro station (line B) is within walking distance. The Masaryk Railway Station is also within easy reach. **Lannova Park** with a **children's playground**, the **Vltava embankment**, and **Štvanice Island** with many sports grounds are all close-by. By walking across the bridge you can get to **Letenské Sady Park**.

Interior 100.27 m².

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



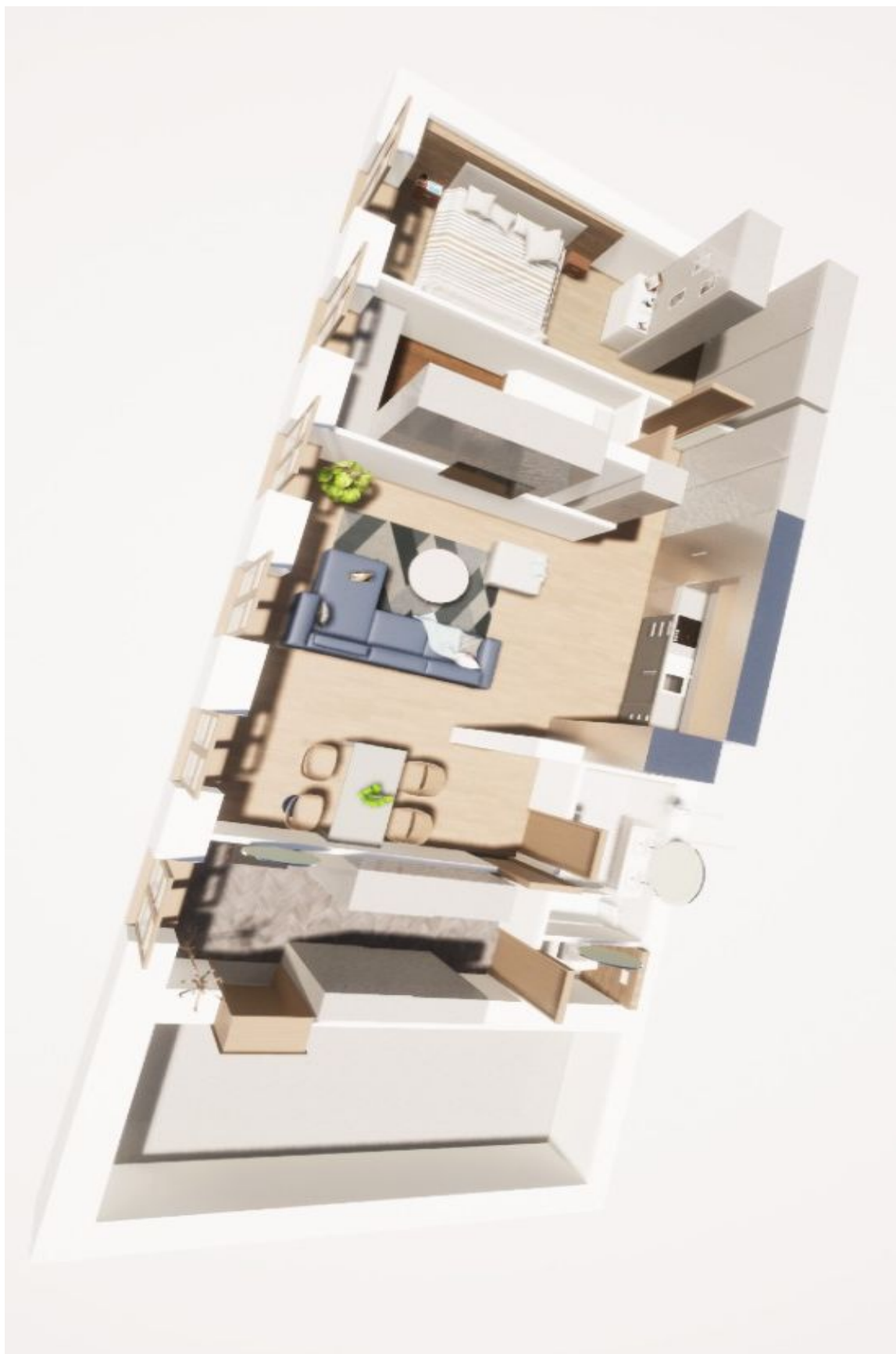
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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