



## Apartment Two-bedroom (3+kk)

Sold

128 m<sup>2</sup>, Praha 2, Nové Město, Gorazdova





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Total area	129 m <sup>2</sup>
Floor area*	128 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	41878

This classic city apartment with a balcony and a stylish interior, which has been recently completely reconstructed, is located on the 4th floor of a nicely maintained building by architect Antonín Souček from the turn of the last century. Located in the second line from the Rašínovo Embankment, it straddles the border of Prague 1 and Prague 2, close to Slovanský Island and Charles Square.

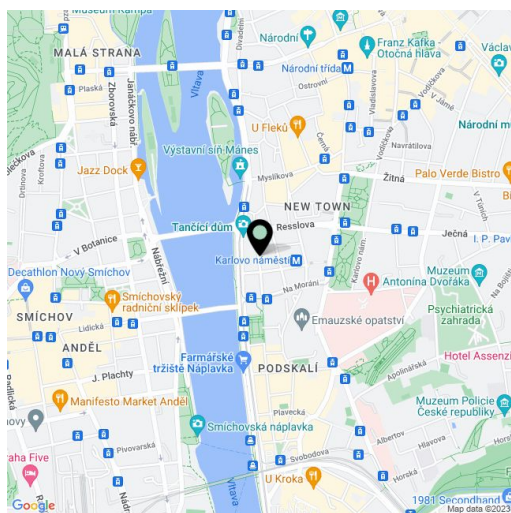
The practical layout offers a living room with a kitchen, dining room, and **west-facing balcony**, 2 bedrooms, a large entrance hall, 2 dressing rooms, a bathroom, a separate toilet, and a utility room. Both bedrooms face a **quiet courtyard**.

The successful reconstruction of the apartment was completed in 2020. Floors are **wooden**, the wooden casement windows have been refurbished, the facilities have been made to measure. Hanák kitchen with Miele appliances, **Villeroy & Boch** bathroom sanitary ware. **Cast iron radiators** were made to order. The price also includes all ceiling or **wall lamps by the English brand Vaughan**. The building with a Neo-Baroque facade has been completely reconstructed, including the replacement of all utilities and the installation of a new **modern elevator**. The apartment comes with a cellar storage unit.

The elegant building stands on a side one-way street parallel to the **Rašínovo Embankment**. A metro station, tram, and bus stops are within walking distance. Nearby, there is a shopping center with a supermarket and many smaller shops, many restaurants and cafes, clinics and hospitals, kindergartens and elementary schools, a business academy, a high school, or a house for children and youth. Opportunities to relax amongst the greenery are provided by the nearby **Zidkovy Garden** and a **trio of islands**: Slovanský, Střelecký, and Dětský.

Floor area 128 m<sup>2</sup>, balcony 1 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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