



## Apartment Two-bedroom (3+1)

Sold

116.5 m<sup>2</sup>, Prague 1, Nové Město, Vodičkova





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|                  |  |
|------------------|--|
| Total area       | 117 m <sup>2</sup>                                   |
| Parking          | Transfer of a lease contract on garage parking space |
| Garage           | Yes  |
| Cellar           | -  |
| PENB             | G  |
| Reference number | 42288  |

This newly renovated classic urban apartment with high ceilings and views of the New Town Hall is located on the 2nd floor of a historic building right in the city center on the corner of Vodičkova and Jungmannova streets, just a few steps from Wenceslas Square.

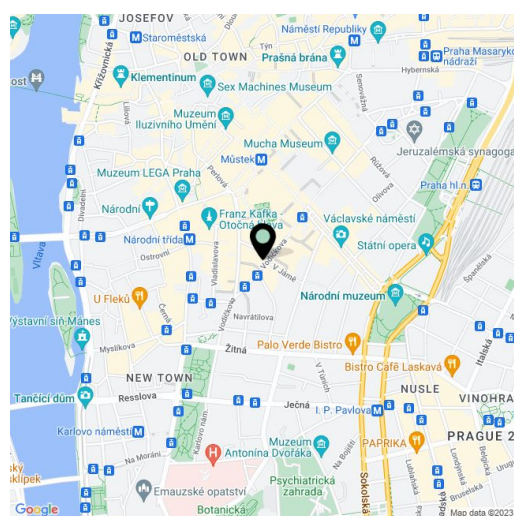
The layout consists of a kitchen with a dining area, 3 rooms currently used as a living room, 1 bedroom with an **en-suite bathroom**, a second bedroom with a **beautiful semicircular bay window** with impressive views, a foyer, and a bathroom with a **sauna, whirlpool tub**, 2 sinks, and a toilet. The dining room with a kitchen can also be used as a living room and the other rooms as bedrooms, which will result in a **3-bedroom layout**.

The apartment was **completely renovated** in 2020. The kitchen, bathrooms, and doors are new, the floors are **original parquet**, and the windows are **wooden casement**. The apartment comes with 1/2 (12.8 sq. m.) of a hallway shared with the neighboring apartment. Possibility to **transfer a lease contract on a garage parking space** near the house for CZK 8,000 per month.

A prestigious location in the **very center of New Town**, near **Wenceslas Square** and **Charles Square with landscaped gardens**. In the immediate vicinity, there are many restaurants, cafes, shops, but also **theaters** and other **cultural venues**. The neighborhood is perfectly accessible by tram (multiple lines) and metro (A and B lines stations). Right next to the building is an elementary school and a private nursery, as well as a high school.

Interior 110.1 m<sup>2</sup>, 1/2 of a hallway for exclusive use 6.4 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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Sold

Plánek

Vodičkova

- 1 Sauna
- 2 Koupelna
- 3 Chodba
- 4 Kuchyň
- 5 Předstíř
- 6 Vestavěná skříň
- 7 Koupelna
- 8 Pokoj
- 9 Obývací místnost
- 10 Pokoj
- 11 Pokoj

