



## Apartment Two-bedroom (3+kk)

€ 557 704 | CZK 13 990 000

77 m<sup>2</sup>, Prague 1, Nové Město, Růžová





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Total area	99 m <sup>2</sup>
Floor area*	77 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	44010

**This apartment with a large terrace and balcony is located on the 2nd floor of a historic building that stands on a one-way street near Wenceslas Square and Vrchlického Garden, which will be extensively renewed in the coming years.**

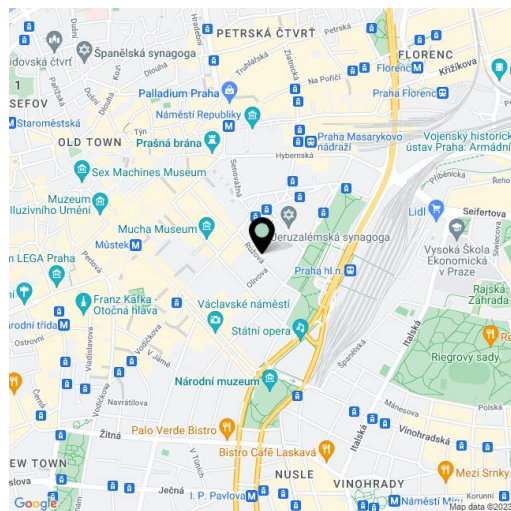
The layout consists of a living room with an open plan kitchen and access to a **terrace and balcony**, a master bedroom with access to a bright and airy bathroom with a toilet (accessible from the hallway), a second smaller bedroom/study, a separate toilet, a pantry, and a foyer. Both the balcony and terrace face west onto the courtyard and offer views of the **Jindřišská Tower and the Gothic Church of St. Henry and St. Kunhuta**.

The apartment was **completely reconstructed** in 2011. Floors are made of Bohemia Works luxury waxed oak **parquet** in a smoke color, while one of the bedrooms features renovated original parquet floors (bleached wax). The Sykora kitchen, combining wood and stone with concrete, is equipped with **Bosch and Siemens** appliances. The style of the interior is underscored by original frame doors with **brass handles**, casement windows, and **designer Berker switches** and electrical sockets. The bathroom with Italian tiles and Catalano sanitary ware is equipped with a shower, double sink, and bidet. The building dates back to the beginning of the 19th century; it has been renovated and has an **elevator**.

**An attractive location** in the very center of New Town, close to Wenceslas Square, Republic Square, or Na Příkopě Street. Complete civic amenities can be found in the vicinity, convenient access to public transport station ensures excellent transport connections by all metro lines, trams, and trains.

Floor area 77.4 m<sup>2</sup>, terrace 20 m<sup>2</sup>, balcony 2 m<sup>2</sup>.

The unit is listed as 1+1 in the Owner's Statement.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



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