



## Apartment Two-bedroom (3+1)

Sold

134 m<sup>2</sup>, Praha 1, Nové Město





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Total area	134 m <sup>2</sup>
Parking	possible to rent
Cellar	Yes
Service price	3 500 CZK monthly
PENB	G
Reference number	8426

\* 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.

**Spacious and bright apartment with parking, located on the 3rd floor of an Art Nouveau building with an elevator, just steps from Wenceslas Square. The layout of the apartment offers a living room connected with a large kitchen and a dining room.**

The living area can be fully opened to the entrance hall. In this **west-facing area**, overlooking the open courtyard, there is a bedroom with its own walk-in wardrobe (with a connection for a washing machine) and a spacious bathroom (with a bathtub for two, a massage shower, 2 wash basins, a toilet, and a bidet).

The second part of the apartment consists of a **separate apartment** with a bedroom, a walk-in room (with built-in wardrobes and a built-in kitchen area), and a smaller bathroom (toilet, sink, shower).

The equipment consists of **wooden parquet flooring** in the whole apartment (tile floors in the bathrooms), **casement windows**, a gas boiler, and a videophone. Parking space for rent. **The purchase price includes an original furniture and a fully equipped kitchen with plenty of storage space.**

The building is situated in an attractive location in the very center of Prague, **just a few steps from Wenceslas Square**, on a street without noisy bars or clubs. Nearby are tram stops and metro stations of all lines as well as all services: restaurants, bars, cafes, shops, theaters, offices, and doctors' offices.

Interior 133.9 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.



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