Apartment Two-bedroom (3+1)

Sold

134 m², Prague 1, Nové Město

Sold

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

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Total area	134 m²
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 m².

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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Kuchyně
34.57 m²

597

579

597

597

Obývací pokoj
26.51 m²

Ložnice
22.57 m²

Šatna
3.76 m²

200
200
200
188
188
188

169

708

19.04 m²

328
328

44

100
100
99
99

2.65 m²

WC
1.03 m²

175

Pokoj 1
18.64 m²

378

Koupelna
5.86 m²

135
135

378

Šatna
5.11 m²
378

378

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