



## Apartment Two-bedroom (3+1)

Sold

118 m<sup>2</sup>, Praha 1, Nové Město, Lodecká





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Total area	123 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
Service price	10 305 CZK monthly
PENB	G
Reference number	100657

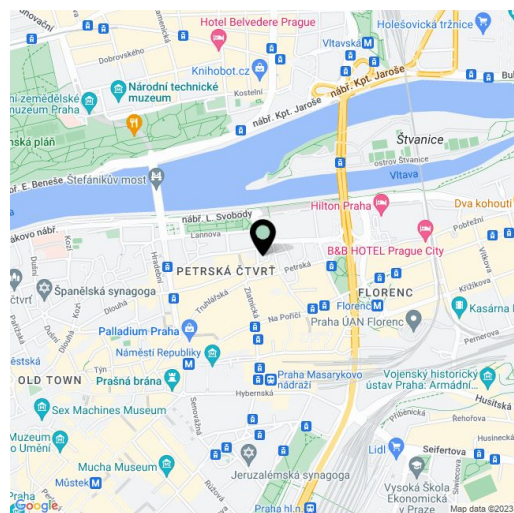
**This stylish apartment with a balcony and a large, common terrace is situated on the 3rd floor of a Functionalist building with an elevator, located on the corner of romantic Petřské náměstí Square in an attractive location on the border of Old and New Town, a few steps from Republic Square and the Vltava embankment.**

The layout of the apartment consists of a living room connected with a kitchen, 2 bedrooms, a bathroom, a toilet, a pantry, a closet, an entrance hall, and a **balcony**.

The interior has been reconstructed; the parquet floors are **refurbished**; **wooden casement windows with double glazing were refurbished in 2022**; the glass doors are original. The entire apartment is stylishly furnished and the **price includes the built-in equipment/furniture**. Central heating. The apartment has a **storage unit outside** the apartment and access to a common **rooftop terrace**. The building has a well-functioning homeowner's association.

The apartment is within walking distance to everything you need. Also within easy reach are tram stops or the Florenc transfer station. In the vicinity, there are restaurants, cafes, shops, schools, medical services, and **sports facilities** (swimming pool or a center with courts for volleyball, football, squash, or badminton), and several shopping centers, including the popular Palladium Mall, are close-by. Green areas include nearby **Lannova Park**, the **Desfourská Garden** relaxation area, or the **Za Svatyněmi Garden** near the St. Agnes Convent, and cyclists will appreciate the easy connection to Prague's **A2 bike path**.

Floor area 118.4 m<sup>2</sup>, storage unit outside the apartment 2 m<sup>2</sup>, balcony approx. 5 m<sup>2</sup>.



\* 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

Lodecká 2

- 1 Obývací pokoj / Kuchyň
- 2 WC
- 3 Ložnice
- 4 Komora
- 5 Koupelna
- 6 Ložnice
- 7 Balkon

