



## Apartment Two-bedroom (3+1)

€ 394 658 | CZK 9 900 000

137 m<sup>2</sup>, Praha-východ, Brandýs nad Labem-Stará Boleslav, Ivana Olbrachtova





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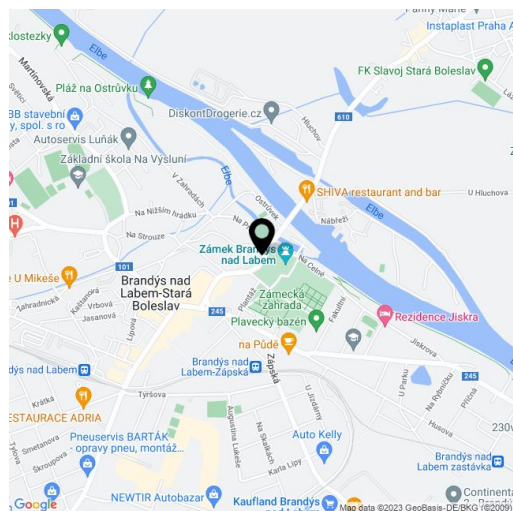
Total area	137 m <sup>2</sup>
Parking	Covered courtyard parking space
Cellar	-
Service price	7 000 CZK monthly
PENB	D
Reference number	102294

This sensitively reconstructed elegant apartment with unique preserved historical elements, such as painted ceilings or a fireplace, and an atmosphere completed by views of a castle park, is located on the 1st floor of a well-maintained Neo-Renaissance building built on Gothic foundations. The area offers living in a quiet residential area near a castle or the Elbe River embankment.

The layout of this apartment with **high ceilings** consists of an entrance hall, a main bathroom with a bathtub, and a toilet. A bright living room with a **functional tiled stove** is connected to the central hall with exposed beams and **charming views of the greenery**. The second wing consists of a kitchen with a tiled stove and a master bedroom with an en-suite bathroom with a shower and a **separate dressing room**. Facilities include **wooden floors**, original refurbished **casement windows**, and double paneled wooden doors. Heating is provided by a gas boiler.

The surroundings are ideal for walking and cycling. The town has a **full infrastructure**, and within walking distance is a cinema, an elementary school with a high school, and **several sports grounds**, including a gym or a **swimming pool**. Connections to Prague are provided by buses, and Černý Most is just 15 minutes away along the D10 highway.

Floor area 137 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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