



## Apartment One-bedroom (2+kk)

€ 414 133 | CZK 10 490 000

51 m<sup>2</sup>, Praha 1, Nové Město, V jirchářích





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Total area	51 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	102404

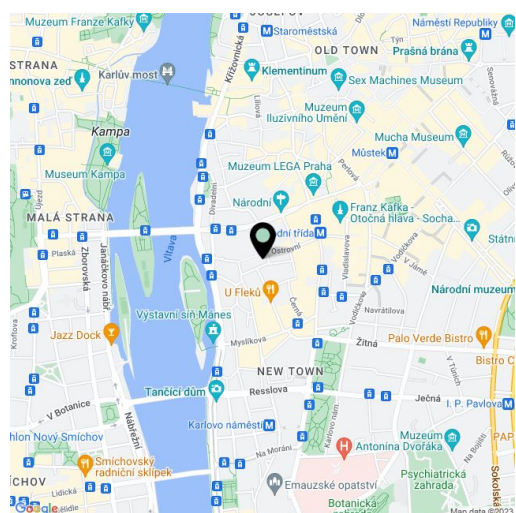
This newly renovated bright apartment with high ceilings, a practical layout, and views of the tower of the Church of St. Michael is located right in the city center and at the same time on a quiet side street in New Town, in the immediate vicinity of the National Theater and Slovanský Island.

The functional layout of the apartment located on the 2nd floor of the building offers a living room, a walk-through kitchen, a bedroom, and a bathroom with a shower, bathtub, separate toilet, sink, and a window facing the courtyard. The unit includes a cellar and half of a closet on the same floor.

The apartment has just been **completely and precisely renovated** according to **architectural designs** and supervision. New electrical wiring, plasterwork including facings, a gas boiler, wooden floors, a bathroom, designer period radiators, casement windows, double-glazed doors (replicas of the original ones). There is a **plan for the installation of custom-made furniture** (wardrobe between the bedroom and bathroom, kitchen, and other elements). The building **without an elevator** has a renovated facade, roof, and common areas.

The location, whose settlement dates back to **ancient history**, stands out for its strong **genius loci**. Near the building is the **Church of St. Michael** from the 12th century with a **publicly accessible garden**. The neighborhood is full of cozy cafes, restaurants, and small shops, and the **Quadrio** shopping center is also nearby. Excellent transport connections are provided by the nearby tram stops and the Národní třída metro station (line B).

Floor area 51 m<sup>2</sup> (area according to the owner's declaration 48.1 m<sup>2</sup>).



\* 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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