



## Apartment One-bedroom (2+1)

€ 410 186 | CZK 10 390 000

64 m<sup>2</sup>, Praha 1, Nové Město, Na Poříčí



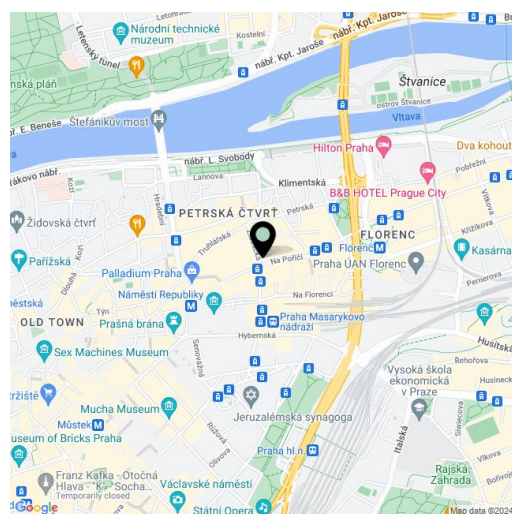


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Total area	64 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 100 CZK monthly
PENB	G
Reference number	104452



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

This southeast-facing apartment with high ceilings and an airy interior designed down to the last detail that has just been completely reconstructed is located on the 3rd floor of an apartment building without an elevator. The historic building is situated on Na Poříčí Street, one of the main thoroughfares in Prague 1, New Town. The unit is also suitable for investment purposes.

The area of the apartment is divided into 2 separate rooms, a kitchen, a hallway, and a bathroom with a walk-in shower, 2 sinks, utility facilities, and a toilet. The ceiling height of 3.27 m allows for the creation of a sleeping platform (a preparation for it is already in place, i.e. electricity distribution, in one room). The apartment also includes a storage room on the same floor and a spacious renovated cellar storage unit.

The bright apartment located on the top floor of the building has recently been renovated. The kitchen was custom-made by a carpenter, and the bathroom is decorated with waterproof designer wallpaper. Floors are parquet, windows are wooden casement. Heating is provided by a gas boiler. The unit owners association receives income from non-residential premises distributed among the owners.

A prestigious location in the city center, right next to a tram stop and just a few steps from a metro transfer station, the Florenc international bus terminal, and the Masaryk Railway Station, which will be the starting point of an expressway to the airport and will also be connected by a footbridge and rest area to the Main Railway Station. The surroundings are full of restaurants, bars, clubs, and shops, including shopping centers. There is also a swimming pool across the street, and other sports facilities are on the nearby Štvanice island. It is also possible to connect to the bike path along the Vltava River in just a short time.

Floor area 63.9 m<sup>2</sup>.



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