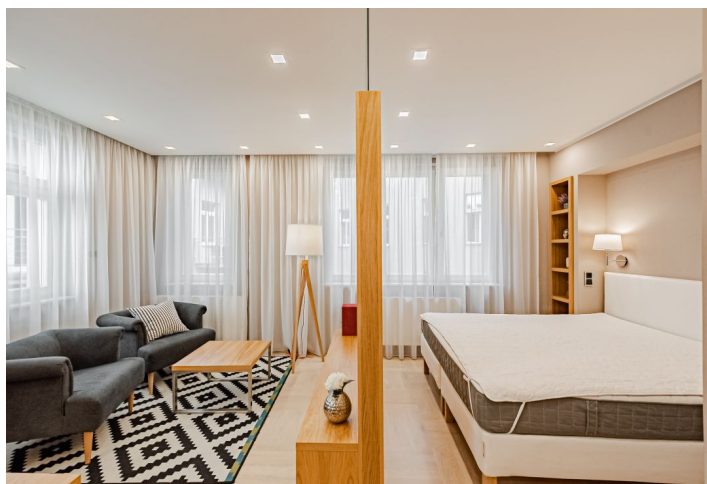




## Apartment Studio (1+kk)

33.9 m<sup>2</sup>, Praha 1, Nové Město, Spálená

€ 351 362 | CZK 8 900 000





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Total area	34 m <sup>2</sup>
Parking	-
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	105871

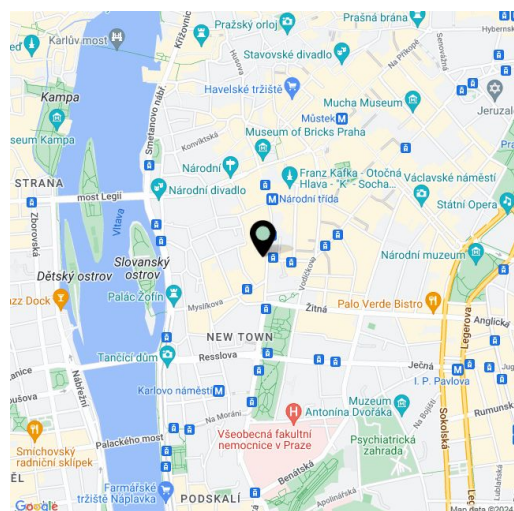
This completely furnished studio is situated in a beautiful residence from 2016 with 24-hour security, a recipient of several architectural awards. Located in the very center of Prague in the middle of New Town, it provides peace and privacy away from any hustle and bustle. The apartment boasts high-end equipment and the interior was designed by a renowned architectural studio.

This semi-residential unit consists of a living space, a kitchen, a bedroom, a bathroom, and a vestibule. The windows face a green courtyard.

Quality facilities include bleached oak **parquet floors** in a square pattern, triple-glazed **Euro-windows**, **blackout blinds** with el. control and security foil, a **Mitsubishi air conditioning unit for heating and cooling** with remote control via an app (as well as manual adjustment), built-in custom-made oak furniture with stainless steel and glass elements, a kitchen unit with **Miele/Siemens** appliances, a built-in washer-dryer, a Philips smart TV on a swivel console (can be watched in the living or bedroom), an entrance door with an electromechanical lock, a central light switch, Hansgrohe concealed thermoheads in the bathrooms, an overhead shower, a **cast marble bath**, a Jaga heater, and a built-in mirror niche. The unit has its own cellar. Heating is provided by a central boiler room.

A very attractive location near **Narodni Avenue** and **Charles and Wenceslas squares** easily accessible by public transport both day and night. Many restaurants, cafes, or shops, theaters, and cinemas, but also doctor's offices and other services are within walking distance. A tram stop is nearby; a metro station is a 3-minute walk away. **Slovansky Island with a park** and many of Prague's sights, including the National Theater, are easily accessible on foot.

Floor area 33.9 m<sup>2</sup>, cellar 3 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.