



## Apartment Two-bedroom (3+kk)

€ 523 706 | CZK 13 200 000

75 m<sup>2</sup>, Prague 2, Nové Město, Sokolská





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Total area	75 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	107386

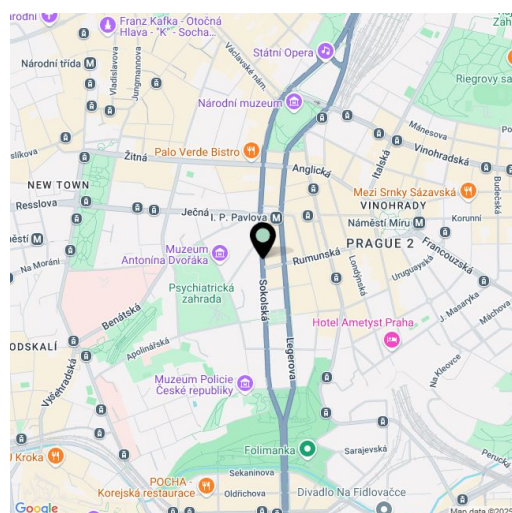
This tastefully renovated two-bedroom apartment is located on the 3rd floor of an apartment building with an elevator. The property is situated in an attractive part of New Town, just a few steps from the I.P. Pavlova metro station, close to numerous cultural monuments and the botanical garden, and within easy reach of all necessary services.

The unit consists of a living room with a kitchen, 2 bedrooms, a bathroom with a shower, a separate toilet, and a hallway. The main living area and one bedroom are **west-facing**, while the 2nd bedroom, with a niche with a built-in bathtub, is east-facing onto a **quiet courtyard** of the well-maintained building with an **elevator**.

The character of the apartment is completed by high ceilings and large **casement windows**. Floating floors in the bedrooms; large-format tiles in the other rooms. The fully furnished kitchen is equipped with built-in appliances and an **American refrigerator**. The **underfloor heating** distributed to all rooms is served by an electric boiler.

A great location in the wider center of Prague, where there are many restaurants, bistros, cafes, shops, doctor' offices, elementary schools, and kindergartens in close proximity. For moments of relaxation, there are several green spaces available - the **Na Folimance** set of parks, Kateřinská Garden, or the beautiful **Ztracenka** area. Farmers' markets are held on nearby Tyl Square. The **I.P. Pavlova** metro station and tram stop are just a few minutes' walk away.

Floor area 75.3 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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