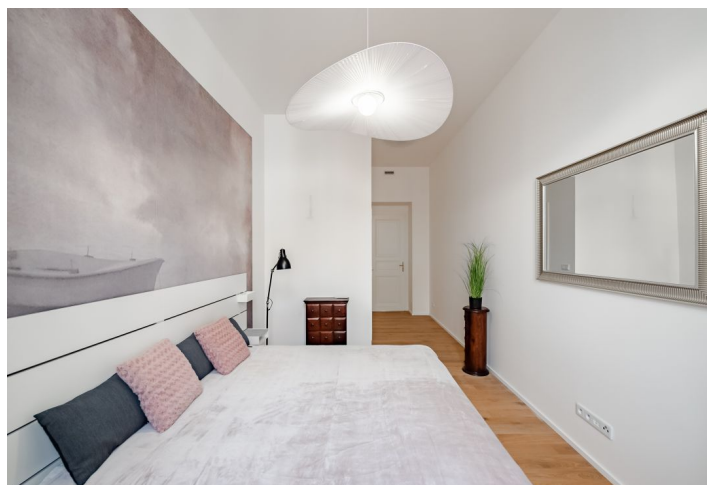




## Apartment Two-bedroom (3+kk)

€ 992 625 | CZK 24 900 000

86.1 m<sup>2</sup>, Prague 1, Nové Město, Opletalova





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Total area	90 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	107865

This apartment with high ceilings, designer furnishings, and the option of seating on the gallery-style corridor is located on the 3rd floor of a beautifully renovated historic building with an elevator. The elegant Neo-Renaissance residence stands in the very heart of the city, close to Wenceslas Square and Vrchlického Gardens, which are set to undergo an extensive revitalization.

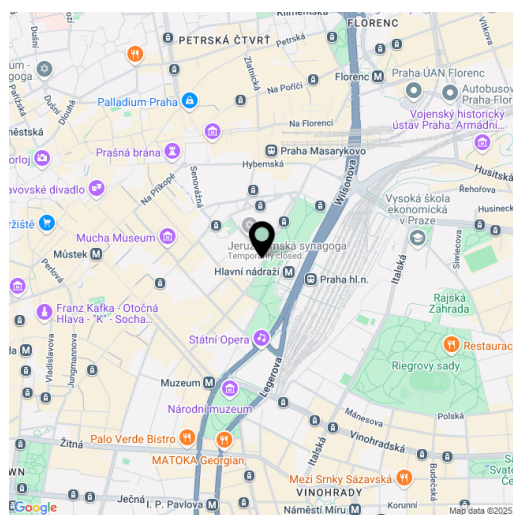
The layout consists of a living room, kitchen, and dining area, two bedrooms, a bathroom (with a walk-in shower and toilet), a separate guest toilet, and an entrance hall. One of the bedrooms features a built-in sleeping loft. The apartment is accessed via a gallery-style corridor, which can also be used for outdoor seating.

The timeless interior was designed by an architectural studio. The high-quality equipment includes wooden floors, soundproof windows, central heating, and recuperation. The kitchen is fully equipped, the purchase price includes all interior furnishings. The entire building was successfully renovated in 2019 under the direction of the renowned OOOX studio. It is equipped with a modern elevator and security camera system, and the apartment includes a private storage unit.

The neighborhood is full of restaurants and shops, with theaters, cinemas, the State Opera, and the National Museum within walking distance. Excellent public transport access is ensured by all metro lines and multiple tram connections. After the planned revitalization of the park by the Main Railway Station, and a new tram stop will be just a few steps from the building.

Floor area 86.1 m<sup>2</sup>, balcony 3.5 m<sup>2</sup>.

The ownership of this unit and the adjoining one includes the right to use a 7 m<sup>2</sup> balcony.



\* 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.



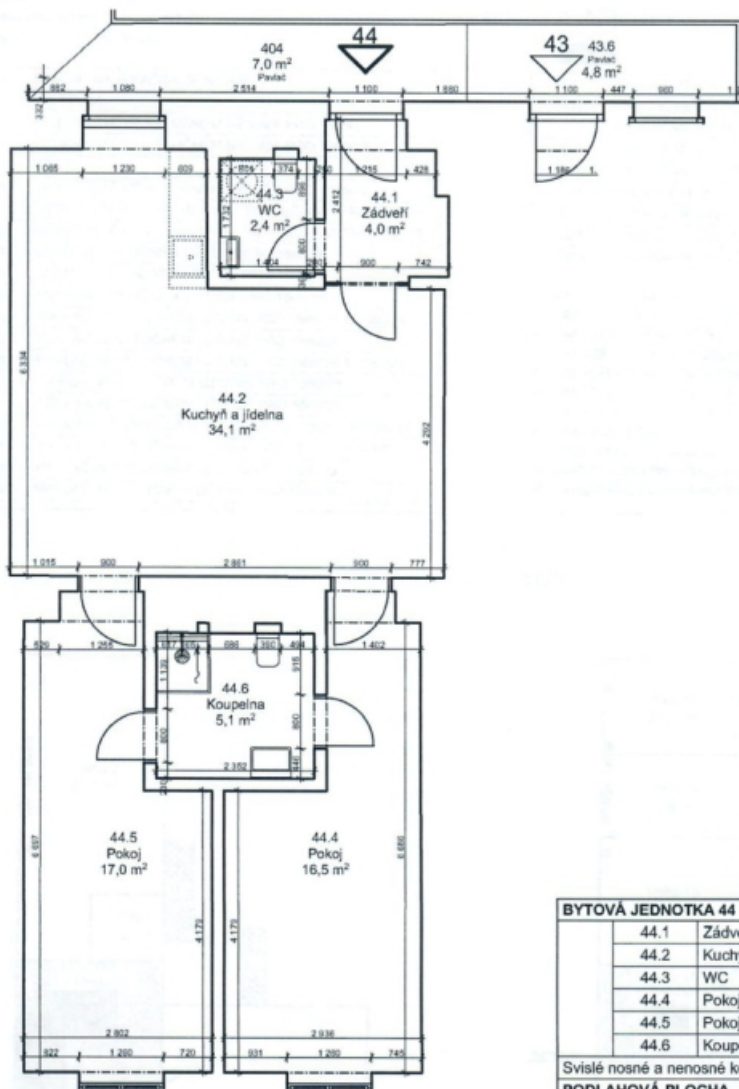
# Apartment Two-bedroom (3+kk)

€ 992 625 | CZK 24 900 000

86.1 m<sup>2</sup>, Prague 1, Nové Město, Opletalova

*Příloha č.5*

Opletalova 1566/30, Praha 1  
INP BYTOVÁ JEDNOTKA 1566/44



BYTOVÁ JEDNOTKA 44		
44.1	Záďveří	4,0
44.2	Kuchyň a jídelna	34,1
44.3	WC	2,4
44.4	Pokoj	16,5
44.5	Pokoj	17,0
44.6	Koupelna	5,1
Svislé nosné a nenosné konstrukce uvnitř		7,0
PODLAHOVÁ PLOCHA		
1566/44	Sklepní kóje	1,0
404	Pavlač VU (43+44)	7,0
CELKOVÁ PLOCHA		94,1
VU		Výlučné užívání
POZN.: Kuch. linka a pračka nejsou součástí dodávky		

## 1566/44