



## Apartment Three-bedroom (4+kk)

Sold

137 m<sup>2</sup>, Prague 2, Nové Město, Kateřinská





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Total area	137 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	28736

This renovated maisonette apartment with a spacious living room is on the 2nd and 3rd floors of a historic apartment building that boasts an impressive genius loci or "spirit of place." The apartment is situated on the site of the former Convent of St Catherine, in the center of Prague by one of the city's main streets.

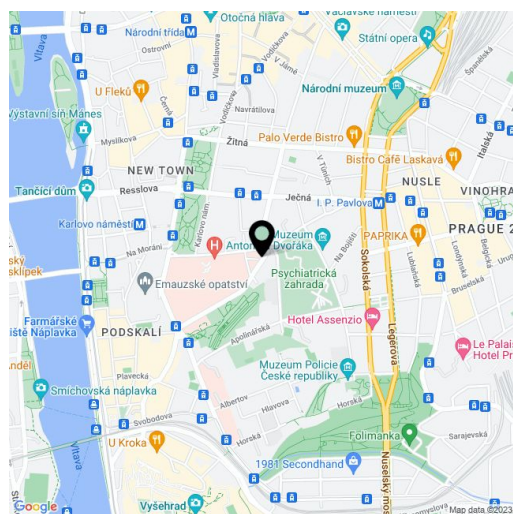
The layout consists of an entrance level with a living room with a dining area and staircase, a corner kitchen, a bedroom, a separate toilet, and a vestibule. On the upper floor, there are 2 bedrooms (facing southeast and northwest), both with an **en-suite bathroom**. One of the bedrooms has a dressing room and the other a closet. The northwest-facing bedroom **can be divided into two smaller ones**.

The interior includes **wooden floors**, a **fireplace** in the living room, **English wallpaper**, and wooden beams. There are also casement windows and skylights on the upper floor. The modern kitchen is fully equipped with built-in appliances; designer tiles on the wall. The price includes a **cellar storage unit**.

**The building with an elevator has been completely renovated. Its original features are preserved** and it is carefully maintained. Courtyard balconies and a stone staircase add a touch of Old-World charm.

Thanks to its location right in the center, everything is within walking distance. The nearby Catherine's Garden and the Charles University Botanical Gardens provide plenty of fresh greenery. The **Karlovo náměstí** metro and tram stop are within walking distance, and there is a bus station close to the building.

Interior 137 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.



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