



## Apartment Two-bedroom (3+1)

Sold

124 m<sup>2</sup>, Prague 1, Staré Město, Masná





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Total area	132 m <sup>2</sup>
Floor area*	124 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	5 310 CZK monthly
PENB	G
Reference number	31840

This renovated, air-conditioned apartment with 2 balconies is situated on the 1st floor of a maintained Functionalist apartment building with an elevator in a prestigious location just a few steps from Old Town Square and Pařížská Street.

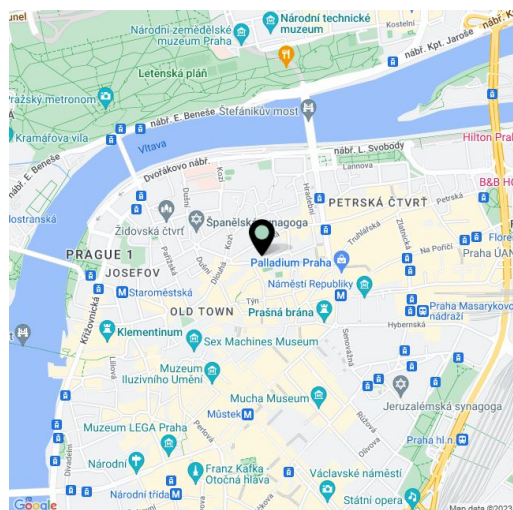
The layout consists of a large, bright entrance hall, a living room, a kitchen with a pantry, 2 bedrooms with balconies facing the courtyard, a bathroom (shower, sink, toilet), a guest toilet, and a storeroom.

Facilities include original refurbished **oak doors** (including handles), **parquet floors**, replicas of original windows, or refurbished windows with new **soundproof Ditherm double-glazed panes**, a kitchen with appliances, and new security doors. Heating is by a central boiler in the house. The unit comes with a cellar.

An attractive location in the heart of **Old Town** with many famous sights and all services close at hand. Easy access by metro (Staroměstská or Náměstí Republiky stations) and trams (Právnická fakulta and Dlouhá třída stops). There is also a bus stop close to the building with comfortable links around the city center.

Interior 124.4 m<sup>2</sup>, two balconies towards the courtyard (each about 4 m<sup>2</sup>), cellar about 4m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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