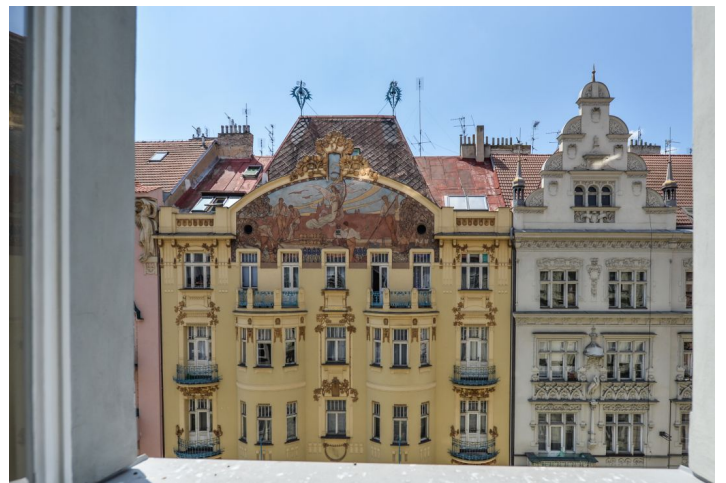




Apartment Two-bedroom (3+kk)

Sold

128 m², Prague 2, Nové Město





Apartment Two-bedroom (3+kk)

Sold128 m², Prague 2, Nové Město

Total area	129 m ²
Floor area*	128 m ²
Balcony	1 m ²
Parking	-
Cellar	Yes
PENB	E
Reference number	32694

* 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.

This apartment, which is currently being prepared, is situated on the 4th floor of a reconstructed house with a Neo-Baroque facade on the border of Prague 1 and Prague 2, close to the city center near the Rašínovo Embankment, Dancing House, and Palackého Square.

The proposed layout will consist of a living room with a kitchen and a **west-facing balcony**, 2 bedrooms, a large entrance hall, a closet, a bathroom, a guest toilet, and a utility room.

The apartment is offered in a state of **shell & core**, with the final layout and final selection of materials and equipment to be determined according to the future owner's taste. Facilities include **double-wing entry doors** and **wooden windows**. The building has been completely reconstructed (including the replacement of all utility lines, the installation of a new **modern elevator**, and the construction of the 5th and 6th floors). The purchase price includes a **cellar**.

The building stands on a one-way street parallel to the Rašínovo embankment. A metro station and tram and bus stops are within walking distance, historical sights are a few minutes' walk or ride by public transport. Nearby, there is a supermarket, many restaurants and cafes, a health center, a kindergarten and an elementary school, a business academy, a high school or a house for children and youth. The 3 nearby islands: Slovanský, Střelecký, and Dětský offer green spaces to relax in.

Floor area 128 m², balcony 1 m².



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