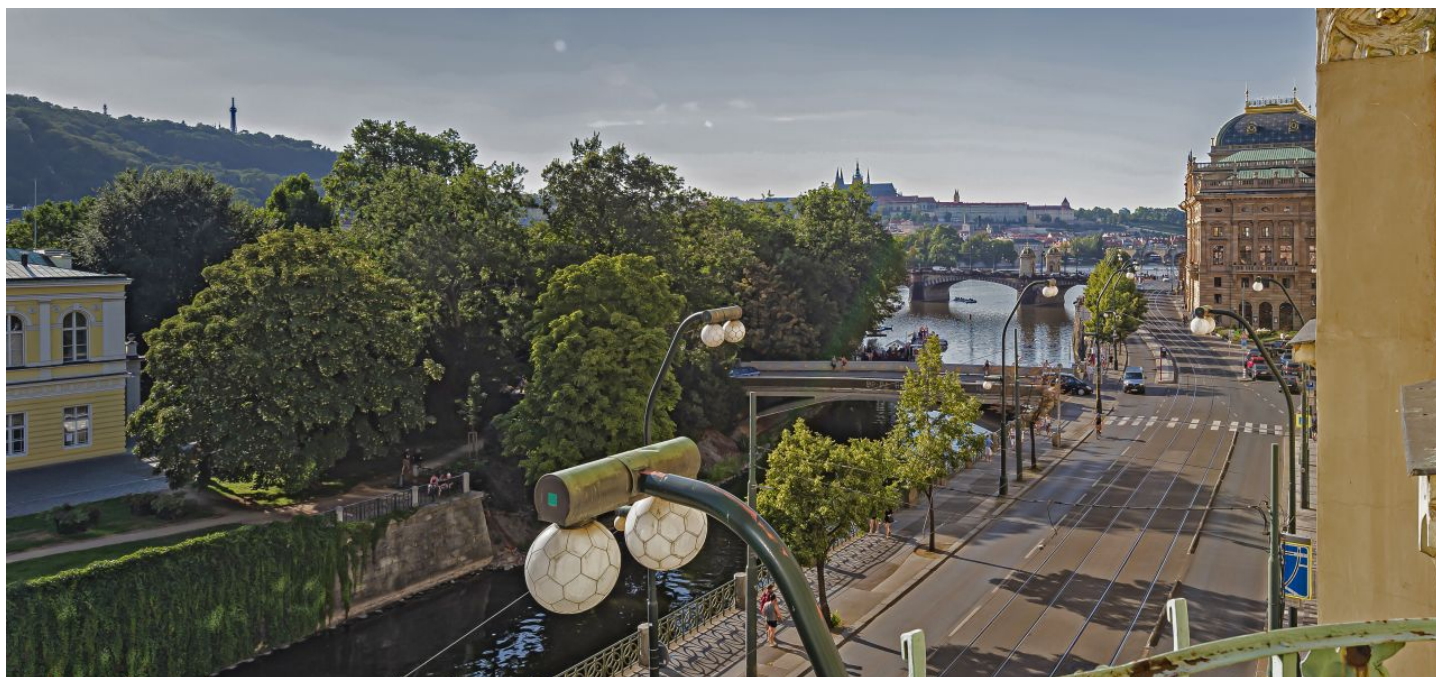




## Apartment Three-bedroom (4+1)

119.9 m<sup>2</sup>, Prague 1, Nové Město, Masarykovo nábřeží

Sold







## Apartment Three-bedroom (4+1)

**Sold**119.9 m<sup>2</sup>, Prague 1, Nové Město, Masarykovo nábřeží

Total area	122 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	1 000 000
Garage	Yes
Cellar	-
Service price	3 114 CZK monthly
PENB	G
Reference number	33000

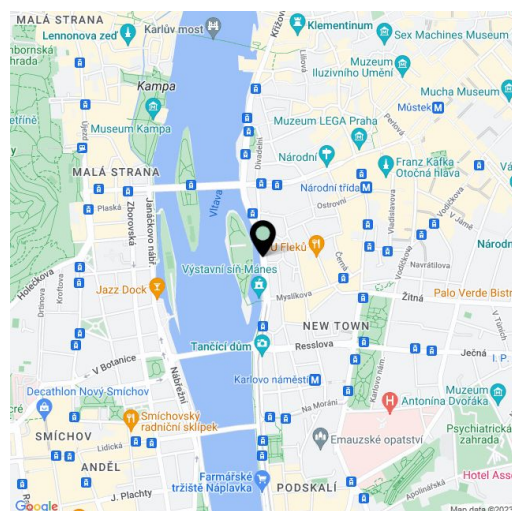
This apartment with a balcony and unique views of Hradčany, Petřín Hill, the Vltava River, Žofín Island, and other Prague monuments is located on the 3rd floor of a traditional burgher apartment building with the elevator from the early 20th century by prominent architect Kamil Hilbert. The building stands in an attractive location close to the National Theater.

The layout consists of a large living room with a balcony and a kitchen, a bedroom with a bathroom and a toilet, and a 2nd bedroom with an en-suite bathroom. All three rooms are west-facing (towards the river/waterfront). There is also a 3rd bedroom that faces east towards the courtyard, an entrance hall, and a separate toilet.

Facilities include insulated casement windows, **parquet floors** (floating wooden floors in the hall, tiles in the bathrooms). One of the bedrooms has preserved **original stucco decorations** on the ceiling that were created by Vojtěch Sucharda, who also participated in the reconstruction of the astronomical clock on Old Town Square. From the outside, the balcony is **the distinguishing feature of the entire building**. Heating is by a gas boiler. The purchase price includes a **large separate garage and 1 outdoor parking space**. The building with Art Nouveau and Neo-Gothic elements is a **cultural monument** and was built according to the designs of architect Kamil Hilbert, who became famous for helping complete of **the St. Vitus Cathedral**. The building has been carefully renovated, the entrance hall and staircase are richly decorated with original stucco elements, **colorful stained glass windows**, ceramic tiles, and a wrought iron railing.

Within walking distance are complete amenities and many of Prague's most lovely sights. For everyday life, the location's advantage is its proximity to grocery stores, a kindergarten, elementary and high schools, as well as many restaurants and cafes, theaters, and galleries. A tram stop is only a few steps from the building, and several line B metro stations (Karlovo náměstí or Národní třída) are within walking distance. **Žofín Island**, where there is a playground or boat rental, is an ideal place for relaxing amongst greenery. It is also close to the **Střelecký and Kampa islands and Petřín Gardens** on the opposite bank of the Vltava River. Popular **farmers' markets** are regularly held on the nearby Rašínovo embankment.

Interior 119.9 m<sup>2</sup>, balcony 2.15 m<sup>2</sup>, garage 23 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.



# Apartment Three-bedroom (4+1)

Sold

119.9 m<sup>2</sup>, Prague 1, Nové Město, Masarykovo nábřeží

