



## Apartment Four-bedroom (5+1)

Sold

168 m<sup>2</sup>, Praha 1, Nové Město, Senovážné náměstí





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Total area	176 m <sup>2</sup>
Floor area*	168 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	34022

This spacious apartment with air conditioning, 2 balconies, high ceilings, and an impressive period atmosphere is part of an Art Nouveau apartment building located in the center of Prague, close to Wenceslas Square.

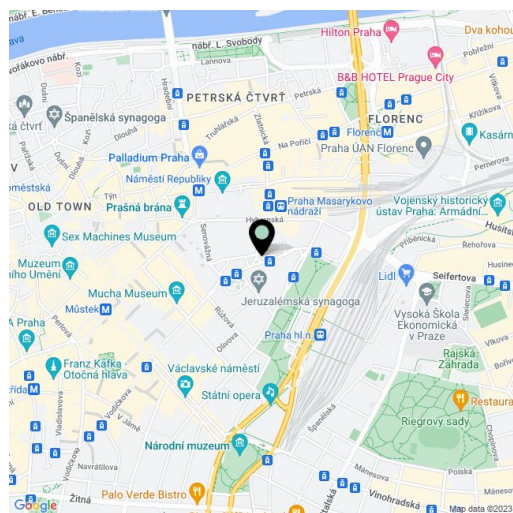
The layout of the interior, which is spread out over the entire 3rd floor, offers **5 rooms** (3 that face south towards the street, 2 north-facing towards the courtyard), a separate kitchen, 2 balconies (the smaller with a view of Senovážné Square, the larger facing the courtyard), a bathroom, and a toilet.

Facilities include **original refurbished parquet floors, casement windows** and cassette doors, tiles in the hallway, security entry doors, and **air conditioning** in all rooms. Heating is by a gas boiler. The unit comes with a cellar. The building has an elevator and a nicely maintained, richly decorated facade. **There is a possibility to rent a parking space near the apartment.**

The convenient location offers perfect accessibility and proximity to a tram stop. A metro station (lines B and C) and the Main and Masaryk railway stations are within walking distance. In the immediate vicinity, there is a wide selection of restaurants and cafes, shops, a health center, a post office, and other offices. Directly under the windows of the house is a **landscaped park with a fountain.**

Interior 168.4 m<sup>2</sup>, balcony about 1.5 m<sup>2</sup> and about 6 m<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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