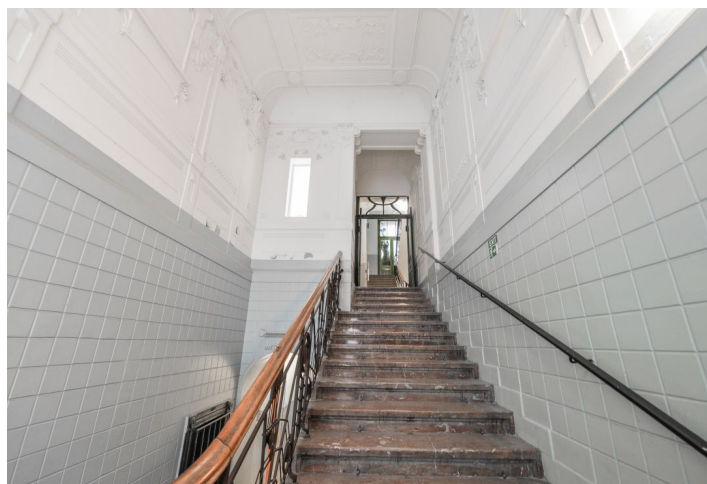




Apartment One-bedroom (2+1)

Sold

87.6 m², Prague 2, Nové Město, Gorazdova





Apartment One-bedroom (2+1)

Sold87.6 m², Prague 2, Nové Město, Gorazdova

Total area	92 m ²
Floor area*	88 m ²
Balcony	5 m ²
Parking	-
Cellar	-
Service price	13 460 CZK monthly
PENB	G
Reference number	34307

This apartment with a balcony in cooperative ownership is located on the 3rd floor of an Art Nouveau building in the very center of the city, on a side street parallel to the Rašínovo embankment near the iconic Dancing House.

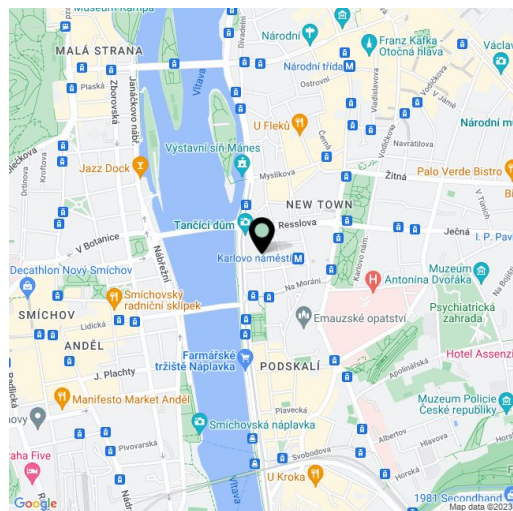
The layout consists of a living room with access to the **east-facing balcony**, 2 bedrooms, a kitchen, a bathroom, a guest toilet, a hallway, and a closet.

The apartment is intended for reconstruction. **Original architectural features** have been preserved in the interior: casement windows, double-winged coffered doors with paneling and ornamental glass, and oak parquet floors. Heating is by a gas WAW stove in each room.

The ground floor used to house the Na rybárně (Rybárna) restaurant, a favorite of many celebrities and intellectuals, including **Václav Havel**. Many restaurants, cafes, shops including grocery stores, medical and other services, schools from kindergartens to universities are in the immediate vicinity. The location is also perfectly accessible thanks to the nearby Karlovo náměstí metro station and Jiráskovo náměstí tram stop. Historical sights and cruise ships dock are nearby. **Slovanský Island** with its park, playground and Žofín Palace is a nearby green oasis.

Interior 87.6 m², balcony 4.5 m².

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.



Apartment One-bedroom (2+1)

87.6 m², Prague 2, Nové Město, Gorazdova

Sold

Tabulka místností -	Celkem m ²
Pokoj 1 (kuchyň)	19,90
Pokoj 2	25,31
Pokoj 3	23,61
Předsíň	13,22
Balkón	4,50
WC	0,85
Koupelna	3,74
Komora	0,97
Celkem	92,10

