



## Apartment One-bedroom (2+1)

Sold

111.2 m<sup>2</sup>, Praha 1, Nové Město, Ostrovní





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Total area	111 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 900 CZK monthly
PENB	G
Reference number	34958

This spacious apartment with high ceilings and a fireplace is located on the 4th floor of a renovated building with an inner courtyard from 1850, located right in the center of New Town, on a quiet romantic street near the National Theater and Žofín Island.

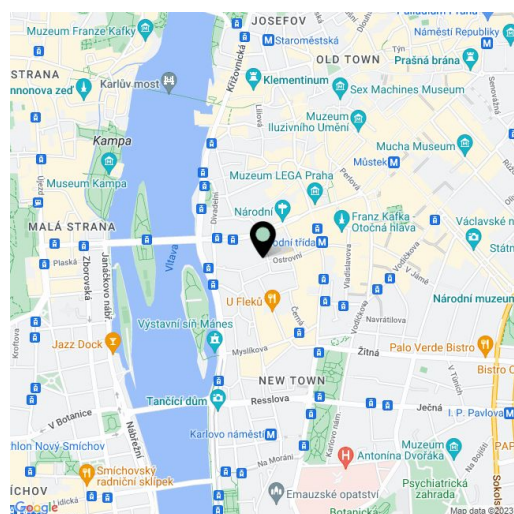
The layout consists of a **45-meter living room**, a bright separate kitchen, a bedroom, a generous entrance hall with **windows that open onto the balcony**, a bathroom, a guest toilet, and a large room that can be used as a dressing room/study or pantry.

Facilities include **new casement windows with triple-glazed panes**, parquet floors (new or refurbished), **underfloor heating** in the bathroom, a kitchen unit with built-in **Siemens** appliances, a fireplace (chimney lining required), and security equipment. Heating is by a new Buderus gas boiler. The building has an elevator; the unit comes with a cellar.

There is a kindergarten and elementary school right next to the building, and Václav Havel Square and the National Theater are literally at your fingertips. The location offers all the advantages of living in the city center—a selection of restaurants, cafes, shops, and cultural institutions, perfect access by metro and tram, but also green corners, for example, **Slovanský or Střelecký Island**.

Interior 111.2 m<sup>2</sup>, cellar about 4 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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