



## Apartment One-bedroom (2+kk)

Sold

47 m<sup>2</sup>, Prague 2, Nové Město, Háfkova





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Total area	47 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	39915

This beautifully maintained quiet apartment with 2 bathrooms is located on the 2nd floor of a completely renovated historic apartment building with an elevator, fitness room, and lounge. It is situated in an attractive part of the city center near the Church of St. Stephen, on the border of New Town and Vinohrady, close to several metro lines and tram stops.

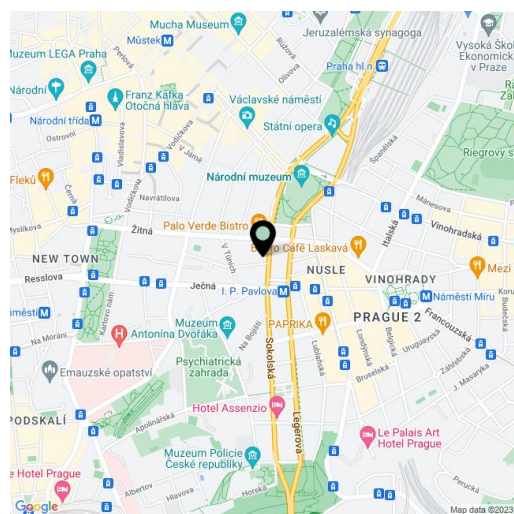
The layout consists of a living room with a kitchen, a bedroom with an en-suite bathroom (bathtub, sink, bidet, and toilet), a hallway, and a 2nd bathroom (shower, sink, bidet, and toilet). All windows face a **quiet landscaped courtyard**.

Facilities include classic **parquet floors** (tiles in the bathrooms) and wooden casement windows. The kitchen is equipped with built-in appliances including a dishwasher. Security is guaranteed by an entrance door with **chip card access**. Heating is provided by a central boiler. Residents of the building can use the **common room** and **fitness room** in the basement.

The elegant building stands on a side one-way street in the center of Prague, within walking distance of **Wenceslas and Charles squares**. I.P. Pavlova Square with a tram stop and metro station (line C) is just a few steps away. The Muzeum transfer station is also within walking distance. There are many restaurants, cafes, shops, the **National Museum**, theaters, cinemas, and medical services in the area. The nearby **Kateřinská Garden** provides welcome greenery, and the recently revitalized **Čelakovského Garden** also makes the area a pleasant place to live.

Interior 47.4 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.