



## Apartment Five-bedroom (6+1)

Ask for price

247 m<sup>2</sup>, Prague 2, Nové Město, Rašínovo nábřeží





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Total area	257 m <sup>2</sup>
Floor area*	247 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	40287

This very spacious, classy apartment with 2 large balconies, preserved original features, and unobstructed views of Petrin Hill and Prague Castle is located in a listed building by the important builder Václav Havel. The Art Nouveau building designed by architect Osvald Polívka stands on the Rašínovo Embankment near the Dancing House.

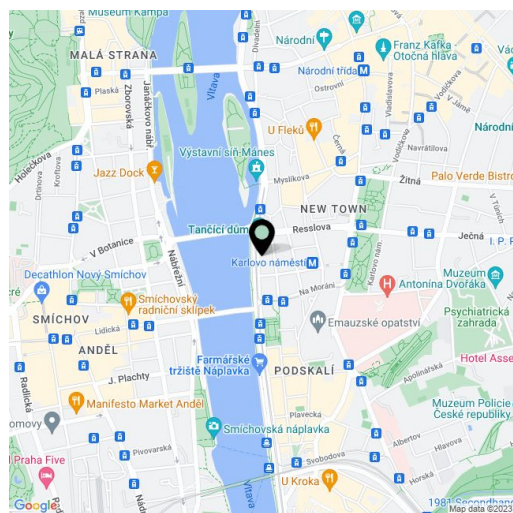
The current layout of the apartment, spread over the entire 3rd floor, consists of 3 rooms, one of which has a bay window and one with a balcony with beautiful views and original Art Nouveau railings, another 2 rooms facing the courtyard, a kitchen, a bathroom, a separate toilet, a closet, a large entrance hall, and a second balcony facing the courtyard.

The dignified interior is enhanced by original preserved parquet floors and refurbished double-wing paneled doors. The hitherto unused kitchen is fully equipped with appliances. The apartment comes with a large cellar. The building, which was built by an ancestor of President Václav Havel, is now undergoing a complete reconstruction. It has new wooden casement windows (replicas of the original), and the reconstruction also includes new electricity, gas, Catin fiber optic cable, modified common areas, front door, courtyard, and cellars. The elevator goes to the mezzanine.

New Town provides everything you need in the immediate vicinity—cafes, restaurants, shops, and schools ranging from kindergartens through high schools to colleges. The Jiráskovo náměstí tram stop and Karlovo náměstí metro station (line B) are close-by, and the National Theater or Žofín Island with a park and playground can easily be reached on foot.

Floor area 247 m<sup>2</sup>, balconies 10.22 m<sup>2</sup> and 6.25 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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