



## Apartment Two-bedroom (3+1)

112.5 m<sup>2</sup>, Prague 1, Nové Město, Masarykovo nábřeží

Sold





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|                  |                    |
|------------------|--------------------|
| Total area       | 113 m <sup>2</sup> |
| Parking          | -                  |
| Cellar           | Yes                |
| Service price    | 1 730 CZK monthly  |
| PENB             | G                  |
| Reference number | 40709              |

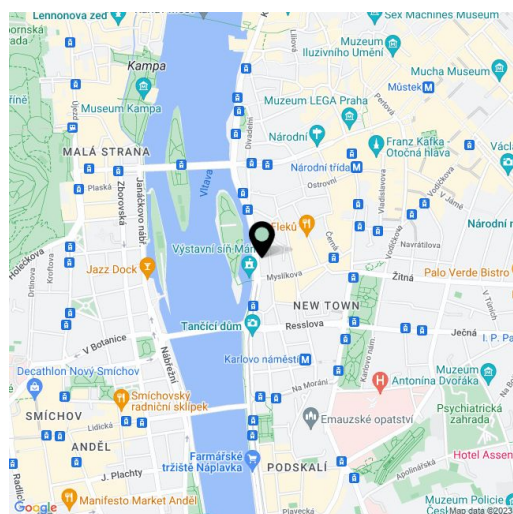
This spacious apartment with high ceilings and unobstructed views of the historical landmarks of Prague, wooded Petřín Hill, and the Vltava River is located on the 4th floor of a grand Art Nouveau building from 1902 on the Masarykovo Embankment right by Slovanský Island.

The classic layout consists of a living room, a separate kitchen, an adjoining former maid's room, 2 bedrooms, a bathroom, a toilet, a closet, and a large entrance hall. Two rooms provide **direct views** of **Slovanský Island, Petřín Hill and Hradčany**, while one room, the kitchen and the former maid's room face a small courtyard. The apartment comes with a **cellar storage unit**.

The apartment is in a state requiring reconstruction and thus offers the opportunity to adapt the interior completely to your own tastes. After the reconstruction, the beauty of the **original handicraft elements** will stand out even more, such as original stucco and rosettes with **Art Nouveau floral motifs** or **double-wing interior doors** with richly decorated glass panels. Floors are original **parquet**, windows are wooden casement. Gas heating and hot water. The building has an **elevator**, a common **pram room**, and a cleaning room. Its elegant common areas were renovated in 2014.

The location of the building provides everything you need walking distance and also easy access by public transport. Trams stop are close-by, and you can walk to the Národní třída or Karlovo náměstí metro stations (line B). Just a few steps away is a kindergarten, elementary school, and high school, as well as several faculties of Charles University. There are many architectural gems in the area—the Functionalist **Mánes** building with an exhibition hall, the **Dancing House**, the **Žofín Palace**, or the **National Theater**, in whose garages you can rent long-term parking. The tall trees on **Slovanský and Střelecký islands** with children's playgrounds form a pleasant **green oasis**.

Interior 112.5 m<sup>2</sup>, cellar 10 m<sup>2</sup>.



\* 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.

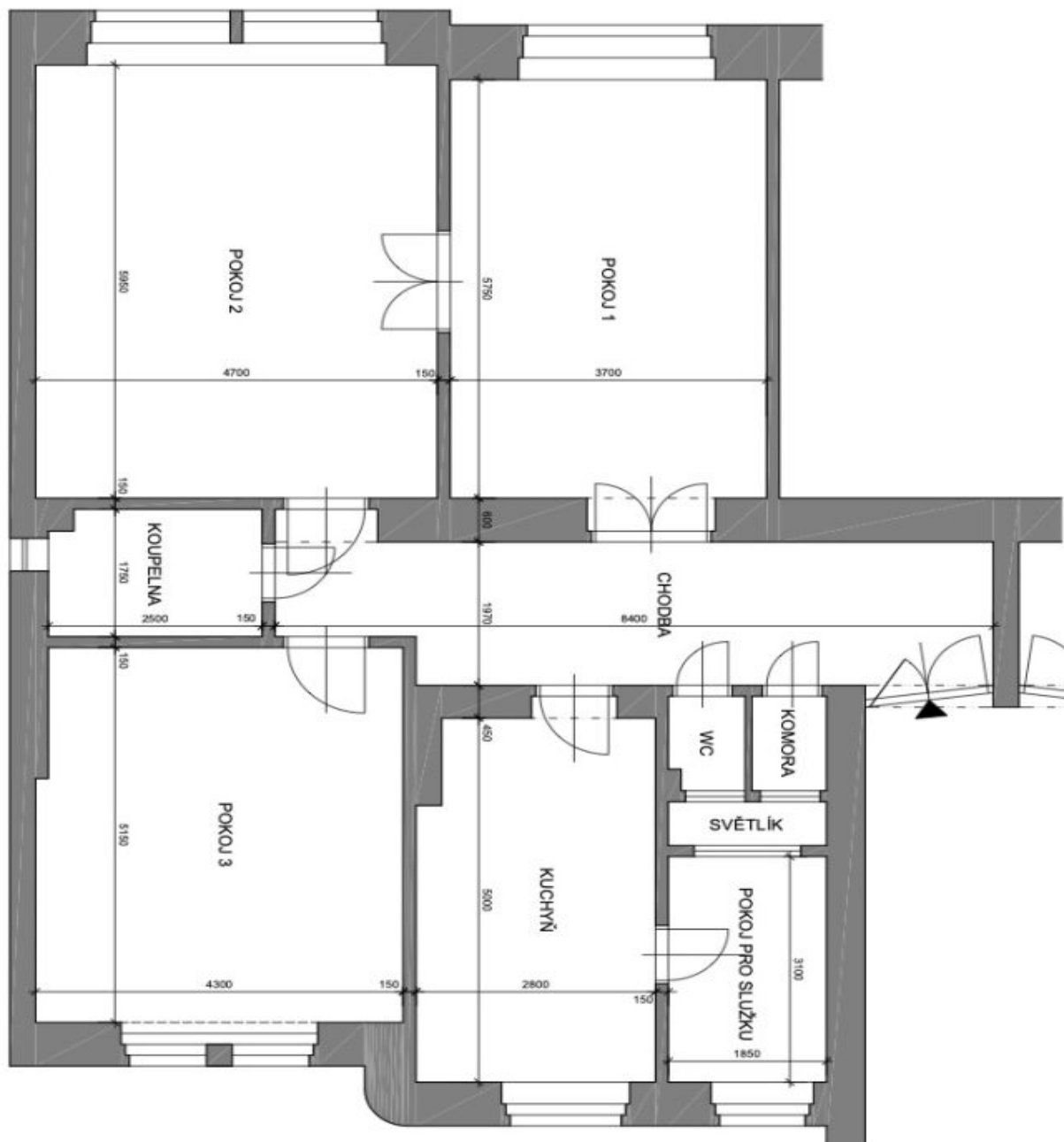




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| TABULKA MÍSTNOSTÍ    |                          |
|----------------------|--------------------------|
| POPIS MÍSTNOSTI      | PLOCHA (m <sup>2</sup> ) |
| CHODBA               | 16,1                     |
| POKOUJ 1             | 21,3                     |
| POKOUJ 2             | 28,0                     |
| KOUPELNA             | 4,3                      |
| POKOUJ 3             | 21,9                     |
| KUCHYŇ               | 13,6                     |
| POKOUJ PRO SLUŽKU    | 5,7                      |
| WC                   | 1,1                      |
| KOMORA               | 1,1                      |
| CELKOVÁ ČISTÁ PLOCHA | 113,1                    |
| CELKOVÁ HRUBÁ PLOCHA | 123,5                    |
| SVĚTLA VÝŠKA         | 3,55                     |

PŮDORYS BYTU