



## Apartment Two-bedroom (3+1)

€ 790 826 | CZK 20 000 000

173 m<sup>2</sup>, Praha 1, Nové Město





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Total area	173 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	6 286 CZK monthly
PENB	E
Reference number	43688

\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

**This elegant, spacious apartment with air-conditioning, a fireplace and first-class designer built-in furniture offers comfortable living right in the center of Prague, in New Town, near Charles Square.**

The layout of the 5th floor apartment consists of a **large elegant living room**, a spacious kitchen with a dining area, a master bedroom with a walk-in closet and en-suite bathroom, a second bedroom with its own bathroom, and an entrance hall.

The apartment with **high ceilings** (3.2 m) was **completely and expensively renovated** in 2020 according to the designs of a **renowned architectural studio**. Floors are **refurbished parquet**, and in the bathrooms large-format tiles with underfloor heating. The entrance door is made of solid wood and the interior doors (height 2.3 m) are ebony-stained oak veneer. **Marble elements** and a **wood-burning fireplace** add a touch of class. Facilities include **dimnable lighting, air-conditioning**, Laufen sanitary ware, Siemens kitchen appliances including a **wine cellar**, built-in custom-made furniture, and a security system connected to a central station. Windows are new casement; a gas boiler provides heating. The historic building has an **elevator**; the plan is to repair the facade. The apartment comes with a **cellar**.

The building is located near Charles and Wenceslas squares, within easy reach of tram stops and all 3 metro lines. Everything you need is available in the immediate vicinity; the area is charming thanks to the park on Charles Square or the nearby **Kateřinská Garden**.

Floor area 173.2 m<sup>2</sup>.



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