



## Apartment Studio (1+kk)

27 m², Prague 1, Nové Město, Opletalova

€ 402 112 | CZK 9 900 000





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Total area	32 m²
Floor area*	27 m²
Balcony	5 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	107864

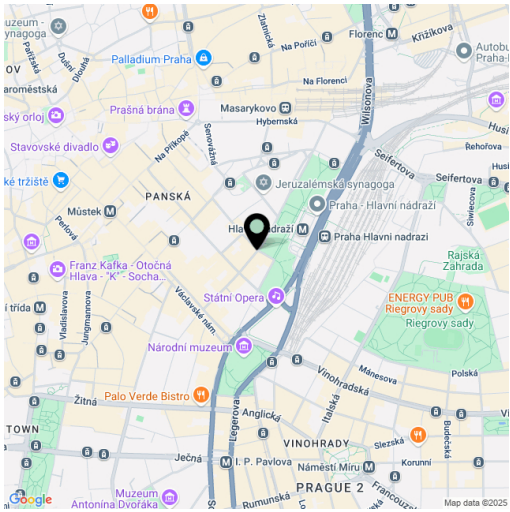
This cozy, stylishly furnished apartment is located on the 2nd floor of a nicely renovated gallery-style building with an elevator. The elegant Neo-Renaissance building stands in Prague 1, close to Wenceslas Square and Vrchlického Sady Garden, which are undergoing an extensive revitalization.

The apartment consists of a living room with a kitchenette, a bathroom (with a shower and toilet), a **sleeping loft**, and an entrance hall. The entrance to the apartment is via a **privately used end section of the gallery walkway**.

The timeless interior was designed by an **architectural studio**. High-quality features include **wooden parquet floors**, soundproof windows, central heating, **heat recovery ventilation**, a fully equipped kitchen, washing machine, dryer, TV, and all other interior furnishings. The entire building underwent successful renovation in 2019 by the **renowned studio OOOOX**. The building is equipped with an **elevator** and a **security camera system**, and the apartment comes with a **cellar**.

Excellent transport accessibility is provided by all metro lines and numerous tram routes. After the **revitalization of the adjacent park**, a new tram stop will be added just a few steps from the building. The area is full of restaurants and shops, and within walking distance are theaters, cinemas, the **State Opera**, and the **National Museum**.

Floor area 27 m², gallery walkway 5 m², cellar 1.7 m².



\* 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.