

Apartment Two-bedroom (3+kk)

€ 892 995 I CZK 21 990 000

86.1 m², Prague 1, Nové Město, Opletalova













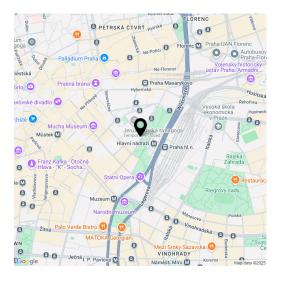


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Total area	90 m²
Floor area*	86 m²
Balcony	4 m²
Parking	-
Cellar	2 m²
PENB	D
Reference number	107867



* 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.

This spacious, designer-furnished apartment with high ceilings is located on the 2nd floor of a beautifully renovated historic building with a modern elevator. This elegant Neo-Renaissance residence stands in the very heart of the city, just steps from Wenceslas Square and Vrchlického Sady Park, which is being extensively revitalized.

The apartment's layout consists of a living room with a kitchen and dining area, 2 bedrooms (one with a built-in sleeping loft), a bathroom (with a walkin shower and toilet), a separate guest toilet, and an entrance hall. The apartment is accessed via a gallery walkway (7 m²), which is exclusively used by this and the neighboring apartment.

The timeless interior was designed by an architectural studio. High-quality features include wooden floors, soundproof windows, central heating, and a heat recovery ventilation system. The kitchen is fully equipped, and the purchase price includes all interior furnishings. The entire building was successfully renovated in 2019 under the direction of the renowned OOOOX studio. It is equipped with an elevator and a camera system; the apartment comes with a cellar.

The neighborhood is full of restaurants and shops, with theaters, cinemas, t he State Opera, and the National Museum all within walking distance. All metro lines and tram stops are easily accessible, and after the revitalization of the park by the Main Railway Station, a new tram stop will be just a few steps from the building.

Floor area 86.1 m², balcony (gallery walkway) 3.5 m², cellar 1.6 m².