



## Sale of a flat 2+1/3T, 114 sqm, Prague 1 - New Town



114 m<sup>2</sup> Lannova, Praha 1 - Nové Město Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**

SENIOR SALES SPECIALIST

[zdenek.jemelik@luxent.cz](mailto:zdenek.jemelik@luxent.cz)

+420 720 310 300

Order number	<b>N5626</b>	Price	<b>Sold</b>
Address	<b>Lannova, Praha 1 - Nové Město</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchen</b>	Usable area	<b>114 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>89 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>6th floor</b>	Parking	<b>Yes</b>
Terrace	<b>25 m<sup>2</sup></b>	Cellar	<b>Yes</b>
Lift	<b>Yes</b>		

## About real estate

We offer for sale a spacious apartment 2+1 with a total usable size of 114 sqm in a sought-after location of Prague 1, in Lannova Street. The apartment suitable for the reconstruction or extension of the layout is located on the last, 6th floor of a representative apartment building from 1938 according to the design of the important Austrian architect Fritz Lehmann. It includes three spacious terraces with a total size of 25 sqm with magnificent views of the Vltava, the waterfront and the Letna Park.

The interior (89 sqm) includes an entrance hall, separate kitchen with terrace (5 sqm), pantry, maids room, living room with another covered terrace facing the courtyard (8 sqm), spacious room with bedroom and access to the third terrace (12 sqm) with breathtaking views, bathroom with bathtub and separate toilet.

Wooden parquet floors and tiles, double casement windows and double doors to the terraces. Preserved original elements and details. There is also a cellar. Apartment house in functionalist style with a representative entrance and marble paneling.

The property is sold in its current state, the visualizations are created to give an idea of a possible interior solution.

All civic amenities (shops, restaurants, cafes) and excellent transport accessibility. A sought-after Prague part of social life, culture and sports. In the neighborhood there is a park and playground Lannova, the embankment of the Vltava River or the island of Štvanice. The Palladium shopping center is nearby.