



## Sale of a flat 3+1/B, 103 sqm, Prague 1 - New Town



103 m<sup>2</sup> | Klimentská, Praha 1 - Nové Město | Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5550</b>	Price	<b>Sold</b>
Address	<b>Klimentská, Praha 1 - Nové Město</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchen</b>	Usable area	<b>103 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>100 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>1st floor</b>	Device	<b>Partly</b>
Parking	<b>Yes</b>	Balcony	<b>3 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

We offer for sale a very nice and spacious apartment 3+1 with a balcony and usable size of 103 sqm in a sought-after location of Prague 1. The apartment is situated on the 2nd floor of a representative functionalist-style apartment building with a beautiful renovated entrance and elevator.

The interior includes an entrance hall, two bedrooms facing the courtyard, spacious living room, bathroom with shower, separate toilet, fully equipped kitchen with dining area (hob, hood, oven, dishwasher, refrigerator with freezer) and storage room. From the living area there is an access to a smaller balcony facing the street.

Wooden parquet floors in the bedrooms and living room, ceramic tiles in the hallway and bathroom. Double glazed windows, security doors, built-in wardrobes and plenty of storage space.

The layout of the apartment can be easily extended to 4+1, while all living rooms can have separate entrances.

Location with all civic amenities, many shops, restaurants and cafes. Great transport accessibility. In the neighborhood there is a park and playground Lannova, the embankment of the Vltava River or the island of Štvanice. Possibility of cultural and sports activities. Near is the shopping center Palladium.