



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



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                    |             |                          |
|------------------------------------|------------------------------------|-------------|--------------------------|
| Order number                       | <b>N5382</b>                       | Price       | <b>Sold</b>              |
| Address                            | <b>Žitná, Praha 1 - Nové Město</b> | Type        | <b>Apartments</b>        |
| Disposition                        | <b>3 + kitchenette</b>             | Usable area | <b>173 m<sup>2</sup></b> |
| Offer status                       | <b>Sold</b>                        | Floor area  | <b>173 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>  | Floor       | <b>5th floor</b>         |
| Device                             | <b>Yes</b>                         | Parking     | <b>1</b>                 |
| Garage                             | <b>Yes</b>                         | Lift        | <b>Yes</b>               |

## About real estate

We offer for sale an interesting and very spacious apartment in Prague 1, just a few steps from Charles Square, in an apartment building with an elevator on the penultimate 5th floor. The total area of the apartment is 173 sqm with a view of Prague Castle from the spacious kitchen (36.4 sqm) through the courtyard. The solid kitchen is fully equipped with the best appliances and everything is built to measure using quality materials. It was also used throughout the apartment. From the kitchen and dining room there is a direct entrance to the living area of the apartment, which has a size of 64.3 sqm. Because of this space, the owner was able to build a massive fireplace, which dominates the room along with built-in furniture and sophisticated lighting. Thanks to the number of double glazed windows and the orientation to the south, it is beautifully bright. The apartment is connected by a corridor, which was created thanks to the massive built-in furniture for reasons of sufficient storage space. There is the possibility of use not only for clothing, but also for more material things or appliances. There is also an ingenious washbasin with a mirror in front of the entrance to the main bathroom (7 sqm) in the hallway. The bathroom has a shower, bath and toilet.

The master bedroom has a size of 19.2 sqm and is also equipped with storage space. The smaller second room has a size of 15.3 sqm and is used as a guest room. The room has a private bathroom with shower and toilet (4 sqm).

The highest quality material was used throughout the apartment. It is worth mentioning the main security entrance door, which is 30 cm thick, as well as the most modern intelligent home control, security remote system, alarm, modern lighting. The floors are also used stone tiles, the rooms have glued parquet. The apartment is fully equipped and it is in agreement with the owner whether to leave it furnished to the existing tailor-made and with a feeling of selected luxury furniture, or to equip your own furniture.

The apartment has a parking garage, which the owner has rented for two years.

In the apartment building, which is in its original condition, a complete internal reconstruction of the premises is already being prepared. The new elevator will be installed shortly. The apartment is suitable for a family with children, as it is completely quiet and very spacious and offers other options as part of a possible layout change.

Nearby is a pharmacy, hospital, shopping and shopping galleries, cafes, restaurants. Great transport links just minutes from the metro Karlovo namesti.

The energy performance class G is only listed temporarily due to compliance with legal requirements, the certificate is submitted for elaboration.