



## For sale an atmospheric apartment 2+kt/C with loggia, 50 sqm, Prague - New Town



54 m<sup>2</sup>    Krakovská, Praha 1 - Nové Město    12 950 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6949</b>	Price	<b>12 950 000 CZK per property</b>
Address	<b>Krakovská, Praha 1 - Nové Město</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>54 m<sup>2</sup></b>
Floor area	<b>50 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>Yes</b>	Balcony	<b>Yes</b>
Cellar	<b>Yes</b>	Accessibility	<b>Yes</b>
Lift	<b>Yes</b>		

## About real estate

We offer for sale a beautiful sunny apartment 2+kt, located on the 1st floor of a large pleasant courtyard in Krakovská street in New Town in the center of Prague.

The 50 sqm apartment has been renovated by the current owner. The ceiling height reaches 4m and the whole apartment takes advantage of this advantage and is very cleverly arranged. The apartment 2+kt consists of an entrance hall, a large living room, where part of a spacious alcove with a window is installed kitchen with appliances (hob, oven with microwave, dishwasher, washing machine, fridge, freezer). In this room there is also a large library, a dining area and a living area. The height of the ceiling allowed the owners to create a double bed in the room, which is not visible at first glance. The second room also has a double bed on the second floor of the room. Therefore, there is a very airy space for additional work activities or storage of belongings, a large work desk and a sink. The room includes a wardrobe. The apartment has a nice bathroom with a sink, a small bathtub with shower and a toilet. The bathroom is naturally ventilated by a small window.

The apartment is furnished in French style of the late 19th century partly with antique furniture with very elegant accessories, which charmingly underline the atmosphere and charm of the whole property. Both rooms have windows onto a sunny 11 sqm pavilion which is used exclusively by the owners of this apartment. The apartment also has a cellar of 4 sqm in the basement of the house.

The apartment is heated by gas. The bathroom and the kitchen still have underfloor electric heating. Electricity is also used for water heating and cooking.

The house itself looks pleasant. The large yard is clean and tidy. There is a glass elevator in the yard. The advantage of this apartment is the brightness and the resulting lower heating requirements, very good layout of the apartment, pleasant views, quiet zone and excellent transport accessibility (4 min. walk to the metro station and other tram connections, 8 min. walk to the main train station, 18 min. walk to the bus station Florenc).