



51 m<sup>2</sup> V jirchářích, Praha 1 - Nové Město Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6762</b>	Price	<b>Reserved</b>
Address	<b>V jirchářích, Praha 1 - Nové Město</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>51 m<sup>2</sup></b>
Offer status	<b>Reserved</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>2nd floor</b>	Device	<b>No</b>
Cellar	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We offer for sale a sunny and well-designed 2+kt apartment in a quiet street V Jirchářích in Prague New Town near Národní třída. The flat is located on the 2nd floor of a small town house.

The apartment is entered from the paved corridor and consists of a main living room, a kitchenette, a bedroom and a bathroom with a washbasin, a bathtub, a shower and a toilet. Its renovation was completed in 2023. It has been rewired, plastered, wooden floors laid, new windows and internal doors fitted, bathroom and toilet rebuilt and a gas boiler installed. The apartment is being sold unfurnished but has a well thought out layout with all the appliances and storage areas - a plan of the property is included in the photo gallery.

The apartment has high ceilings and it is the south facing windows from the main room and bedroom that give the whole apartment a light and airy feel. The views are towards the roofs of the houses and the nearby St Michael's Church. The window in the bathroom faces the courtyard of the house. The apartment has gas heating. The floor area of the apartment is 51 sqm (48.1 sqm according to the owner's declaration).

The apartment has half a storeroom in the paved corridor and a cellar in the basement of the house.

The advantage of this property is its south-facing orientation, which results in lower heating requirements, very good layout, pleasant view, quiet zone and excellent transport connections (4 min. walk to Národní třída). The flat meets the high requirements of the current standard of living.

The apartment is situated in a picturesque historical part of Old Prague. The house itself has an original staircase (there is no lift in the house), in the yard of the house there are pavlače (there are always two apartments on one floor), the yard is covered. The front door, facade, roof and common areas are renovated and in good condition.

We recommend an inspection.