



Apartment Four bedroom 205 m² Praha 1, Opletalova

Price upon request



Layout
Four bedroom

Area
205 m²

Balcony
4.6 m²

This unique, large apartment with a flexible 5+1 layout and 205.64 m² of floor space is located in Prague 1 - New Town on the 3rd floor of a beautiful reconstructed building with an elevator. The apartment offers a 46 m² living room with balcony access, four bedrooms accessible from a long hallway, 2 bathrooms, technical and storage rooms, and a separate kitchen. The arrangement of the apartment allows for easy adaptation - whether for immediate comfortable move-in or to create your own beautiful and functional space.

The uniqueness of the apartment is accentuated by high ceilings decorated with stucco in three street-facing rooms, enhancing a sense of nobility. Elegant wooden windows and doors are replicas of original features, and herringbone parquet floors add a sense of warmth and timeless sophistication. The interior design balances modern style with comfort in a combination of neutral and colorful tones, creating a pleasant atmosphere.

The facade of the building is characterized by architectural details with elegant decorative moldings, large arched windows, symmetrical design, and decorative elements. The building's common areas breathe an atmosphere of the era when

Floor area	205 m ²
Balcony	4.6 m ²
Floor	2
Elevator	Ano
Building energy rating	G

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it was built, thanks to the original terrazzo floors and a magnificent staircase with wrought iron railing.

The central location of the house ensures excellent accessibility by public transport, as all three metro lines and main tram lines are nearby. Additionally, Masaryk and Main Railway Stations connect the city by train with the rest of the Czech Republic and Europe. This property has great potential for appreciation over time and also for rental income. Do not hesitate to contact me.

VÁŠ MAKLÉR



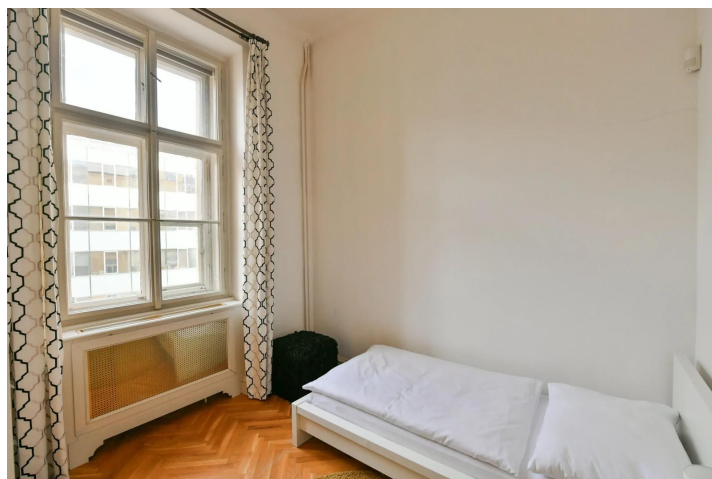
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