PHILIP&FRANK

PREMIUM REAL ESTATE SERVICES



Two-bedroom Apartment

109 m² Praha 1, Opletalova

870 500 €



Layout Two-bedroom

Area 109 m²

Balcony

1 m²

A nicely laid-out apartment, just 200 meters from Wenceslas Square, will appeal to those looking for a classic Prague apartment. The apartment is located on the first floor (second above ground) of a four-story, completely renovated building with an elevator on Opletalova Street in Prague 1 - New Town.

This 3+1 apartment, with a floor area of 108.8 m², offers a spacious living room with an adjoining dining area. High ceilings decorated with stucco ornaments and large crystal chandeliers enhance the feel of grandeur. The apartment is well-lit by natural light thanks to large windows - carefully crafted replicas of the original windows. Elegant double doors separate the kitchen, which offers a stylish space for cooking with modern equipment and the charm of a classic apartment, further enhanced by parquet flooring.

Both bedrooms are equipped with a quality double bed, a magnificent chandelier, and an integrated built-in wardrobe with glass doors, providing ample storage space. The rooms have large windows and create a pleasant atmosphere. The entrance hall provides additional storage space and offers access to all rooms of the apartment including the main bathroom with a shower and a second separate toilet.

Price	870 500 €
Floor area	109 m²
Balcony	l m²
Floor	1
Elevator	Ano
Building energy rating	G

109 m² Praha 1, Opletalova





The building's facade features architectural details with elegant decorative moldings, large arched windows, symmetrical design, and decorative elements. The common areas of the building breathe the atmosphere of the era when the building was built, thanks to the original terrazzo floors, ornamental moldings, and high ceilings. The feeling of elegance is enhanced by a magnificent staircase with wrought iron railings.

The central location of the house ensures excellent accessibility by public transport, as all three metro lines and main tram lines are nearby. Furthermore, 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 as well as rental income.

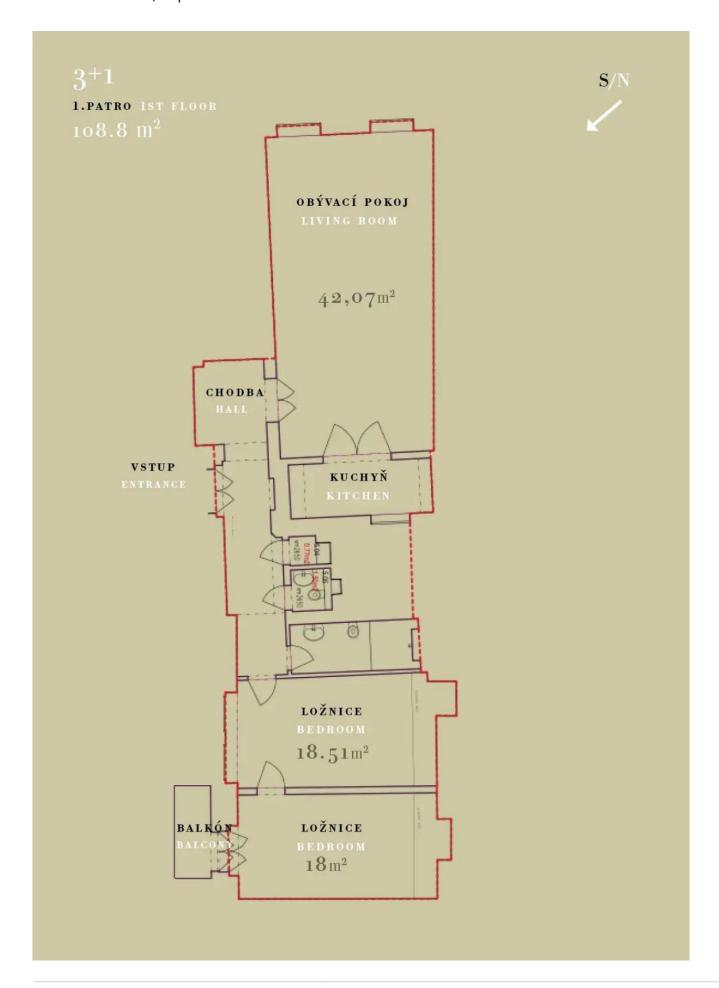
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