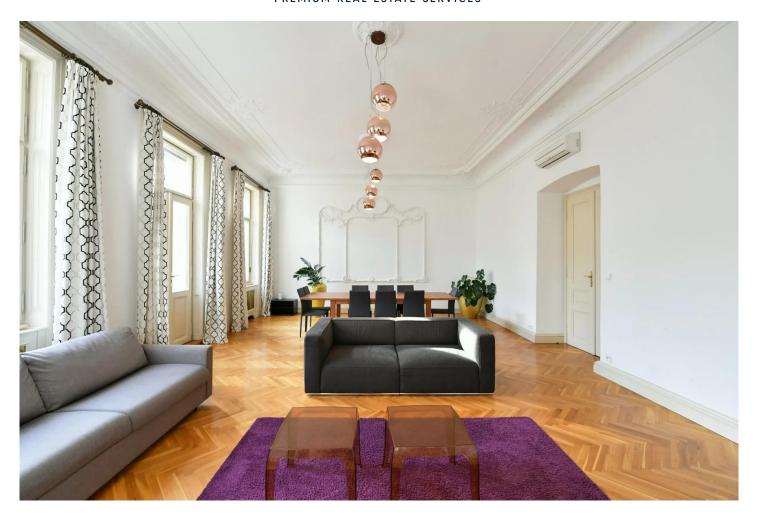
## **PHILIP&FRANK**

PREMIUM REAL ESTATE SERVICES



### Four-bedroom Apartment

Four-bedroom

205 m² Praha 1, Opletalova

# Layout Area Balcony

205 m<sup>2</sup>

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

## Price upon request



Building energy rating	G
Elevator	Ano
Floor	2
Balcony	4.6 m²
Floor area	205 m²

4.6 m<sup>2</sup>

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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.

#### Price upon request



## VÁŠ MAKLÉŘ



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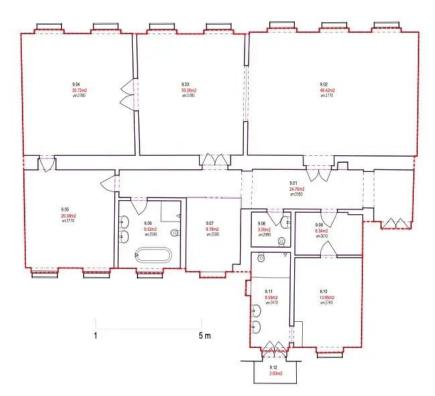
IČO: 04116232 DIČ: CZ04116232

## Four-bedroom Apartment

205 m² Praha 1, Opletalova

### Price upon request





tabulka	a místností
číslo místnosti	užitná plocha
9.01	24.76m2
9.02	48.42m2
9.03	30.26m2
9.04	30.72m2
9.05	20.38m2
9.06	9.52m2
9.07	8.78m2
9.08	3.06m2
9.09	6.34m2
9.10	13.95m2
9.11	8.59m2
celkem	204,78m2
9.12	2.63m2









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