



**15,470,000 CZK**

**Two bedroom apartment with a balcony for sale: Praha 2 - Nové Město, Na Děkanec**  
Na Děkanec, Praha 2

registration number	<b>25065</b>
type of contract	<b>sale</b>
area	<b>94 sqm</b>
balcony	<b>yes</b>
parking	<b>garage</b>

property type	<b>flat</b>
disposition	<b>3+kk</b>
floor	<b>4th floor</b>
terrace	<b>no</b>
PENB energy label	<b>G</b>

We offer for sale a modern apartment with a balcony, a parking space in an underground garage and a basement storage in the Hermitage Residence on the corner of Svobodova and Na Děkanec streets in Prague 2, which is also the seat of the four-star Hermitage Hotel Prague. The residence was created by restoring an Art Nouveau printing house from 1906, it is conveniently located in the close vicinity of Vyšehrad, the Na Slovanech monastery (Emauzy) and the Náplavka embankment of the Vltava River. The city center is easily accessible by public transport and by car, the locality has civic amenities within easy reach, and sports activities in Žlutý lázně and the Podolí swimming area are easily accessible. The two bedroom apartment of 93.56 sqm is located on the 4th floor and offers an entrance hall with built-in wardrobes, where there is also a washing machine, a spacious living room with a kitchen, a master bedroom with a private bathroom with a shower and toilet, a second bedroom and a separate bathroom with a bathtub and toilet. The balcony is accessible from both bedrooms and is oriented towards a quiet courtyard with a well maintained garden. The apartment is equipped with built-in wardrobes, a kitchen unit with all appliances, wooden floors, Hülsta German furniture, underfloor heating in the bathrooms. The apartment includes a basement storage and one parking space in the underground garage. Possibility of a discount on the use of the fitness center and restaurant in the Hermitage hotel complex.