



Apartment Three-bedroom (4+kk)

€ 985 943 | CZK 24 900 000

132.21 m², Prague 1, Nové Město, Jungmannova





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Total area	141 m ²
Floor area*	132 m ²
Balcony	9 m ²
Parking	-
Cellar	-
Service price	10 200 CZK monthly
PENB	C
Reference number	100753

This elegant air-conditioned duplex apartment with a balcony facing the courtyard is located on the top floors of an apartment building with a courtyard terrace and elevator. The historic and completely renovated building stands in the very center of the city, in New Town, close to the Můstek metro station and the romantic Franciscan Garden.

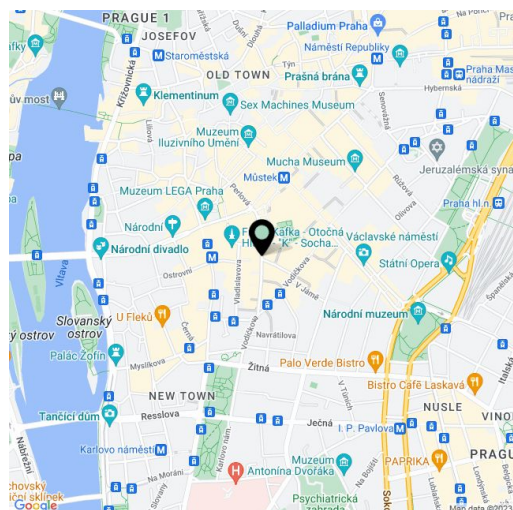
The two-level apartment has a practical layout, thanks to which the master bedroom is completely separated from the social area. The entrance level (6th floor of the building) consists of **an airy over 40-meter living room** with an open plan kitchen and dining area, 2 bedrooms, a bathroom, a separate toilet, a hallway, and an entrance hall. The living room has French windows towards the **west-facing balcony**. The attic consists of a master bedroom with a **walk-in wardrobe** and a bathroom (with a toilet).

The apartment was created by extended the attic in 2018-2019, when the building was completely renovated. Quality facilities include **air-conditioning**, new triple-glazed **wooden Euro windows**, **skylights**, newly varnished **wooden floors**, custom-made **Effebiquattro Milano** wooden interior doors, Italian Mastella bathroom cabinets and **Ferbox** shower enclosures, as well as other Italian designer bathroom equipment, and Gorenje kitchen appliances (induction hob, pull-out hood, electric oven, dishwasher). Heating is provided by the central house boiler.

The location allows you to be near everything you need in no time. The neighborhood is full of shops including shopping centers, restaurants, cafes, clubs, theaters, and cinemas. Schools of all grades, offices, and medical services also operate here. Excellent accessibility is provided by tram stops and metro stations. The beautifully landscaped Franciscan Garden is green, a peaceful oasis in the middle of the city, and **Slovanský Island** is a few minutes' walk away.

Floor area 132.21 m², balcony 9.15 m².

The subject of the sale is 100% ownership share in a company.



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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