



Apartment Two-bedroom (3+kk)

Sold

126.5 m², Prague 2, Nové Město





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Total area	147 m ²
Floor area*	127 m ²
Terrace	21 m ²
Parking	-
Cellar	-
PENB	G
Reference number	102595

* 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.

This new duplex attic apartment, the last in the project, with a terrace that faces west toward the courtyard, was created during the reconstruction of an Art Nouveau apartment building with an elevator. The building is located on a quiet side one-way street near the Výtoň Embankment and the Botanical Garden. From the terrace, there are beautiful views of Petřín, Vyšehrad, and the entire Vltava valley towards Podolí. Public transport is within walking distance (1-minute walk to a tram stop, 4-minute walk to the metro), the city center is accessible by bike, and all services are within walking distance.

On the entrance level of the apartment (on the 6th floor), there is a spacious hall, a large living room accessible via the kitchen (with a preparation for a kitchen), a bedroom, a bathroom, a separate toilet, a hallway, and a utility room/closet with extra storage space. A staircase in the living room leads to the attic, where there will be a master bedroom with a dressing room, a bathroom, a separate toilet, and a closet. **The apartment has a terrace** accessible from the upstairs hallway.

The unit is currently in a state of **white walls**. The developer can complete it with the participation of the project's chief architect. The **developer's standard is calculated at CZK 1,075,000 incl. VAT**. The white walls state of the apartment included in the price comprises **Sapeli fire and noise protection entrance doors, insulated triple-glazed windows with wooden frames** in the same style as those on the lower floors of the building, **underfloor heating** in all rooms connected to its own gas condensing boiler, an **optical Internet connection**, a Cetin landline, residential data distribution in all rooms, an STA connection, and a preparation for air-conditioning leading to every room.

The elegant district with a wide selection of restaurants and cafes in the area is near a popular playground, kindergarten, elementary school, high school, and a Charles University medical faculty. Shops are nearby, including a supermarket. The center can be quickly reached by tram from a nearby stop as well as by bike along a comfortable bike path along the Vltava River.

Floor area 126.5 m², terrace 20.7 m².



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PŮDORYS 7.NP



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BYT 1 / 3+kk / 7.NP 8.NP		M ²
1.01	PŘEDSÍŇ	7.7
1.02	WC	1.3
1.03	LOŽNICE	12.0
1.04	KOUPELNA	3.5
1.05	OBÝVACÍ POKOJ + KK	43.5
1.06	TECHN. MÍSTNOST	3.7
1.07	SCHODIŠTĚ	2.9
1.08	CHODBA	5.9
1.09	WC	1.5
1.10	LOŽNICE	26.0
1.11	KOUPELNA	3.5
1.12	ŠATNA	4.1
1.13	SKLAD	1.8
PLOCHA BYTU CELKEM		117.1
OSTATNÍ KONSTRUKCE BYTU		9.4
CELÝ BYT DLE NV 366/ 2013		126.5
1.14	TERASA	20.7