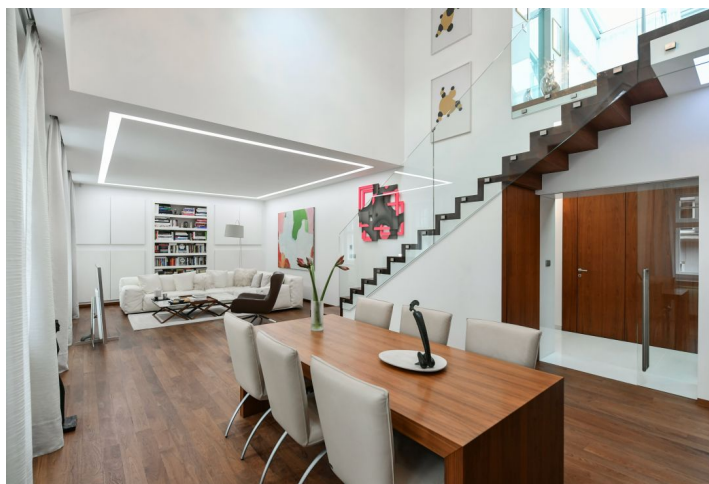




## Apartment Two-bedroom (3+1)

€ 1 592 357 | CZK 40 000 000

211 m<sup>2</sup>, Prague 1, Nové Město, Samcova





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Total area	214 m <sup>2</sup>
Floor area*	211 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	20 m <sup>2</sup>
Service price	4 300 CZK monthly
PENB	G
Reference number	103322

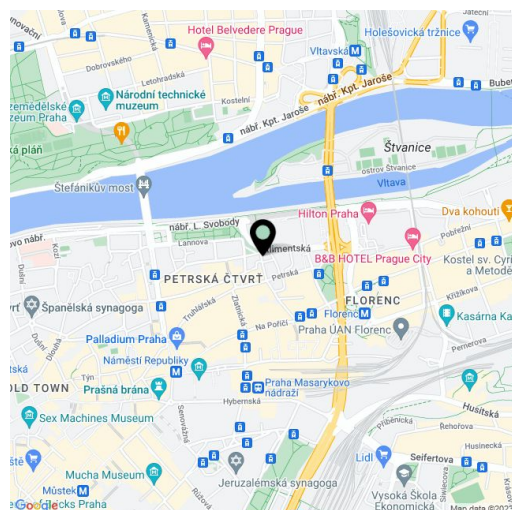
**Plenty of space in an airy, top-quality interior with natural materials, an impressive view of Prague Castle from the winter garden and balcony, and an attractive location in the city center in the Petřská Quarter of New Town.**

The entrance level (4th floor of the building) is dominated by a large living room **open to the rafters**. There is also a kitchen, a bedroom with a **balcony**, a bathroom, a toilet, **2 dressing rooms**, a utility room with a connection for a washing machine, and a foyer. On the second level is a master bedroom with a spacious **air-conditioned** bathroom with a freestanding bathtub, onyx tiles, and a studio window. The **heated winter garden**, which is used as a study, is connected to a **small balcony with views of Prague Castle**. The layout is complemented by a toilet, a dressing room, and built-in wardrobes in the communication zone.

The apartment was approved in 2008. **First-class facilities** include cherry wood plank floors and **Canadian walnut parquet floors, granite, onyx, and marble elements**, a **Stopka** kitchen with a **granite worktop** and **Miele** appliances, German **Hansgrohe** and Danish **Vola** faucets, **Bticino designer switches**, new **casement windows with triple glazing** and blinds, **veneered interior doors** with a height of 2.35 m., and a steel entrance door with the highest level of security. The **Jablotron** security and camera system also provides a sense of safety. Heating is provided by a **Geminox** gas boiler that can be controlled remotely. The apartment comes with a **20-meter brick cellar**, and owners can **rent 1-3 garage spaces** in the opposite building. The common areas of the historic apartment building are maintained; the roof was reconstructed in 2008-2009; the **elevator** goes all the way up to the apartment's floor.

**This prestigious area** is located on a dead-end side street near the **Petrská Tower**. The neighborhood is full of restaurants, cafes, and shops, including shopping centers. A tram stop is close, and within just a few minutes you can walk to the Florenc metro station. Traveling by car is fast thanks to the nearby access to the highway. The neighborhood is very pleasant thanks to **Lanova Park** and the new **Štvanická Lávka Footbridge** only a short walk away.

Floor area 211.1 m<sup>2</sup>, balconies 1.5 m<sup>2</sup> and 1.3 m<sup>2</sup>, cellar 20 m<sup>2</sup>.



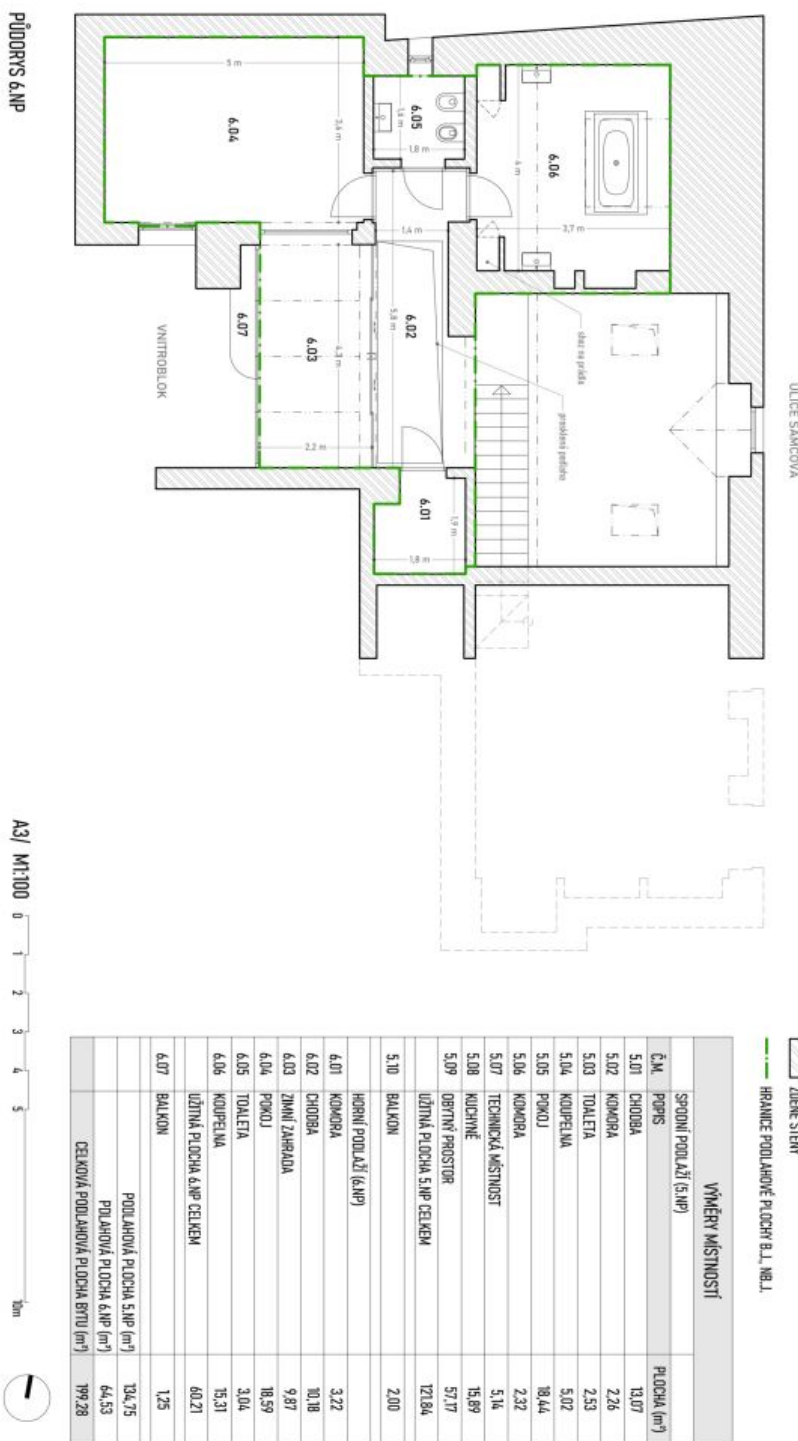
\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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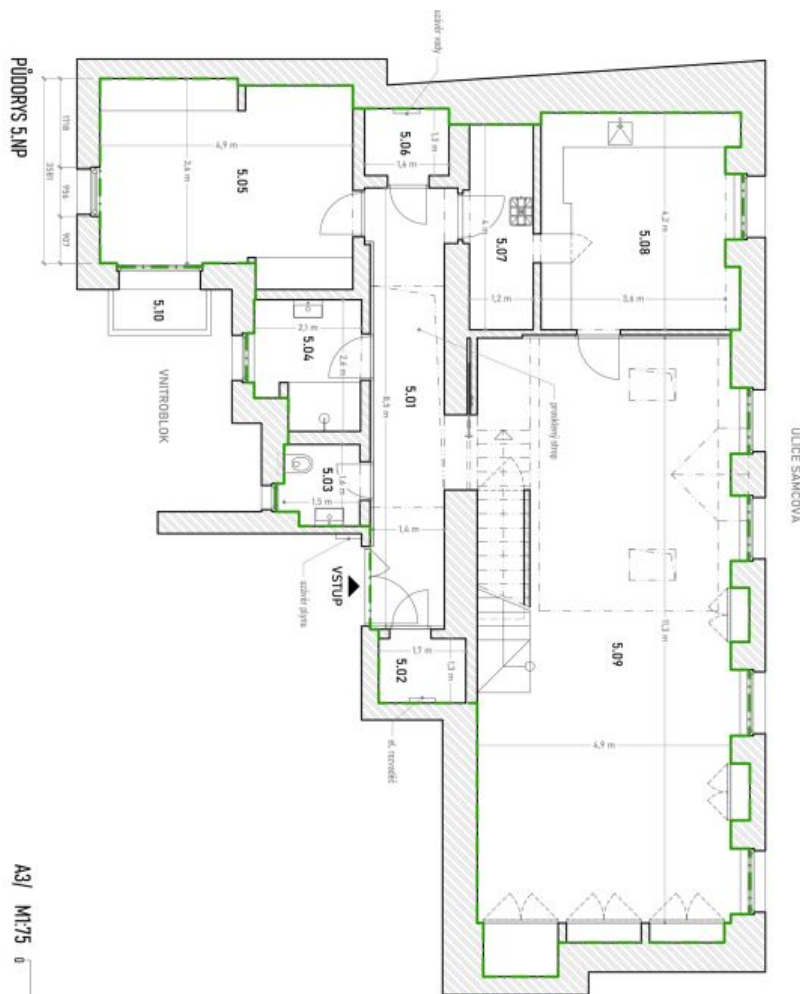




# Apartment Two-bedroom (3+1)

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VÝMĚRY MÍSTNOSTÍ	
Č. M.	POPLAVĚ PLOCHA (m <sup>2</sup> )
5.01	13.07
5.02	2.26
5.03	2.53
5.04	5.02
5.05	18.44
5.06	2.32
5.07	5.14
5.08	15.89
5.09	57.17
5.10	121.84
5.10	2.00
HORNÍ POPLAVĚ (6.NP)	
6.01	3.22
6.02	10.18
6.03	9.87
6.04	18.59
6.05	3.04
6.06	15.31
DOLNÍ PLOCHA 6.NP CELKEM	
6.07	1.25
BALKON	
POPLAVOVÁ PLOCHA 5.NP (m <sup>2</sup> )	
134,75	
POPLAVOVÁ PLOCHA 6.NP (m <sup>2</sup> )	
64,53	
CELKOVÁ POPLAVOVÁ PLOCHA BYTU (m <sup>2</sup> )	
199,28	

— ZOBĚHĚ STĚNY  
— HRANICE POPLAVOVÉ PLOCHY B.J., NB.J.