



Apartment Four-bedroom (5+1)

Sold

241 m², Prague 2, Nové Město, Dittrichova





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Total area	270 m ²
Floor area*	241 m ²
Terrace	29 m ²
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	19778

Generously designed new duplex apartment with 2 terraces and spectacular panoramic views of the city is situated on the 6th and 7th floors of an Art Nouveau building on an exclusive address in the city center, a few steps from the Karlovo náměstí metro station and the Vltava embankment.

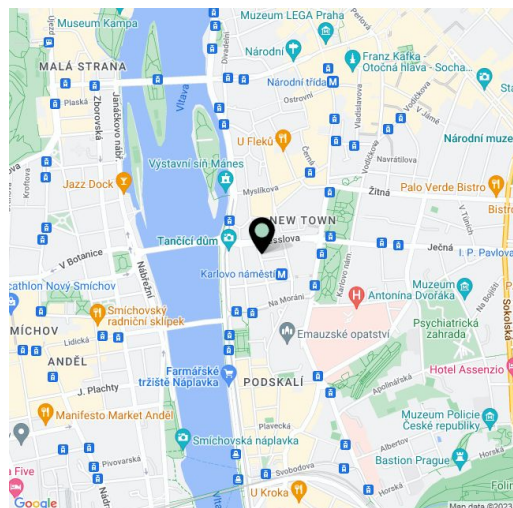
Entrance to the apartment is located on the 6th floor, either directly from a **coded elevator** or from the common area of the house. On this floor there are 2 bedrooms with walk-in closets, study, dining room, 3 bathrooms, utility room, and a spacious kitchen with pantry and stairs leading to the higher level. The 7th floor consists of an airy living room, a preparatory kitchen, storage room, bathroom, sauna and 2 spacious terraces, which are suitable, among other things, for the establishment of a whirlpool bath.

The apartment is offered in the state **shell & core**, ie. before completing of the final surfaces. If desired, the interior can be completed by the studio for an extra charge.

The house is **perfectly secured** by a camera system incl. video entry phones for each apartment, automatic locking of the main door and chip entry. Possibility to rent a parking space in the garage 150 meters away.

The house is situated in an **attractive location within easy reach of the center and the most beautiful corners of Prague**. In the neighborhood you can find kindergartens, schools and playgrounds, Všeobecná fakulní nemocnice University hospital, numerous cafes and restaurants and, last but not least, cinemas and shops in the Nový Smíchov shopping center on Anděl.

Interior 241 m², terraces 16.1 + 13 m².



* 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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II. úroveň celkem - 108m²
terasy - 29m²