



## Apartment Three-bedroom (4+1)

Sold

203 m<sup>2</sup>, Prague 1, Nové Město, Štěpánská





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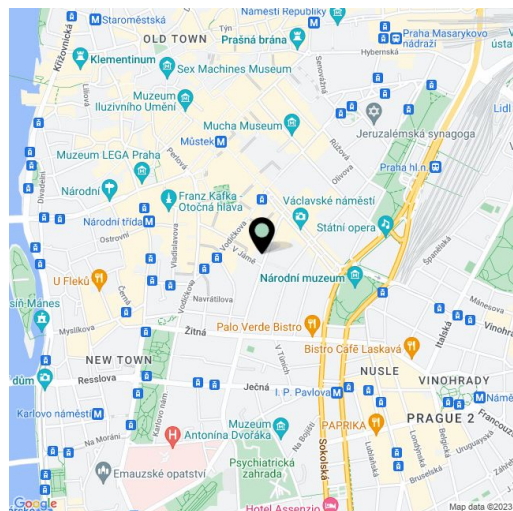
Total area	250 m <sup>2</sup>
Floor area*	203 m <sup>2</sup>
Terrace	47 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 500 CZK monthly
PENB	G
Reference number	20302

**Newly built air-conditioned attic apartment with terrace overlooking the Prague Castle complex, with rooms oriented to the west. On the 6th floor of a traditional building with an elevator in the very center of Prague, just a few steps from Wenceslas Square.**

The apartment is entered through a spacious hall that leads into a very bright living room with a dominant metal staircase and a stone wall. This lower level also has a separate kitchen, master bedroom with en-suite bathroom and dressing room, second bedroom, bathroom and a guest toilet. The upper floor has a gallery with potential for usage as a study or third bedroom, another **room with preparation for sauna and steam room**, and a large terrace.

Features include three-layer oak floors in living rooms, Techlam Levantina large format tiles and Italian mosaic in the bathrooms, Laufen fixtures incl. rain shower, **intelligent home system** with light control incl. dimming, underfloor heating, security system; built-in storage, openable roof windows in the living room, remote controlled shutters, class 4 security doors, Viessmann gas boiler. The purchase price includes a **chamber** accessible from the hallway on the same floor as the apartment with preparation for a central vacuum. **Possibility of installing a Focus solitary fireplace** anywhere in the apartment. The building has refurbished entrance doors; both the facade and the courtyard are renovated, and a new lift is set to be installed.

Interior 203,41 m<sup>2</sup>, terrace 46,75 m<sup>2</sup>, storage room 4,82 m<sup>2</sup>.



\* 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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