



## Apartment Three-bedroom (4+kk)

Sold

150 m<sup>2</sup>, Praha 2, Nové Město, Ladova





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Total area	154 m <sup>2</sup>
Floor area*	150 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 310 CZK monthly
PENB	G
Reference number	20529

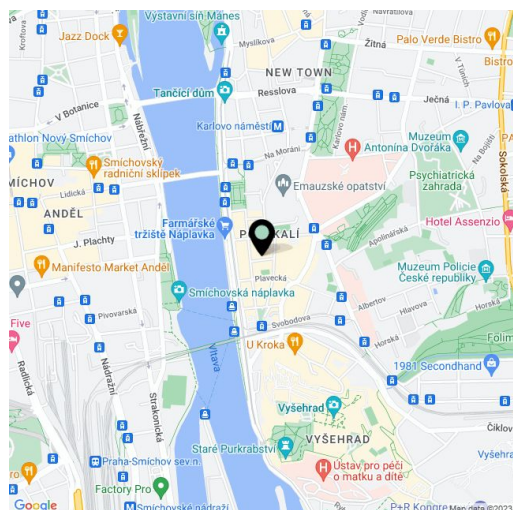
**Split-level attic flat with a balcony on the 7th and 8th floors of an apartment building after a complete renovation from 2005, located in the attractive area of Prague 2 – Nové Město, only a 10-minute walk from Vyšehrad and 2 minutes from the Karlovo náměstí metro station.**

The lower floor consists of an entrance hall with walk-in wardrobe and guest toilet, living room with kitchen and dining room, and a bathroom with shower. The upper floor features a bedroom, study, bathroom with whirlpool tub, walk-in closet, and stairway hall. The bedroom and hall have **floor-to-ceiling windows** leading to a balcony facing the courtyard. There is also storage in the roof, accessible by stairs from the upper hall. The apartment, which was newly created during the reconstruction of the house in 2005, is currently designed as a 2-bedroom, with the easy possibility of conversion to a 3-bedroom / see plans below /.

**Air-conditioning** in the living room and study, **solid oak parquet floors** and ceramic tiles, wooden windows with interior shutters or blinds, **Sykora kitchen with stone worktop and Siemens appliances**, Keramag, Santech, Kaldewei and Grohe bathroom fixtures. Heating provided by a gas boiler and Korado radiators, electric underfloor heating in the bathroom and toilet. The apartment has a security door and **alarm**.

Sought after location only steps away from the riverbank, with all amenities in the immediate vicinity.

Interior 150 m<sup>2</sup>, balcony 4 m<sup>2</sup>.



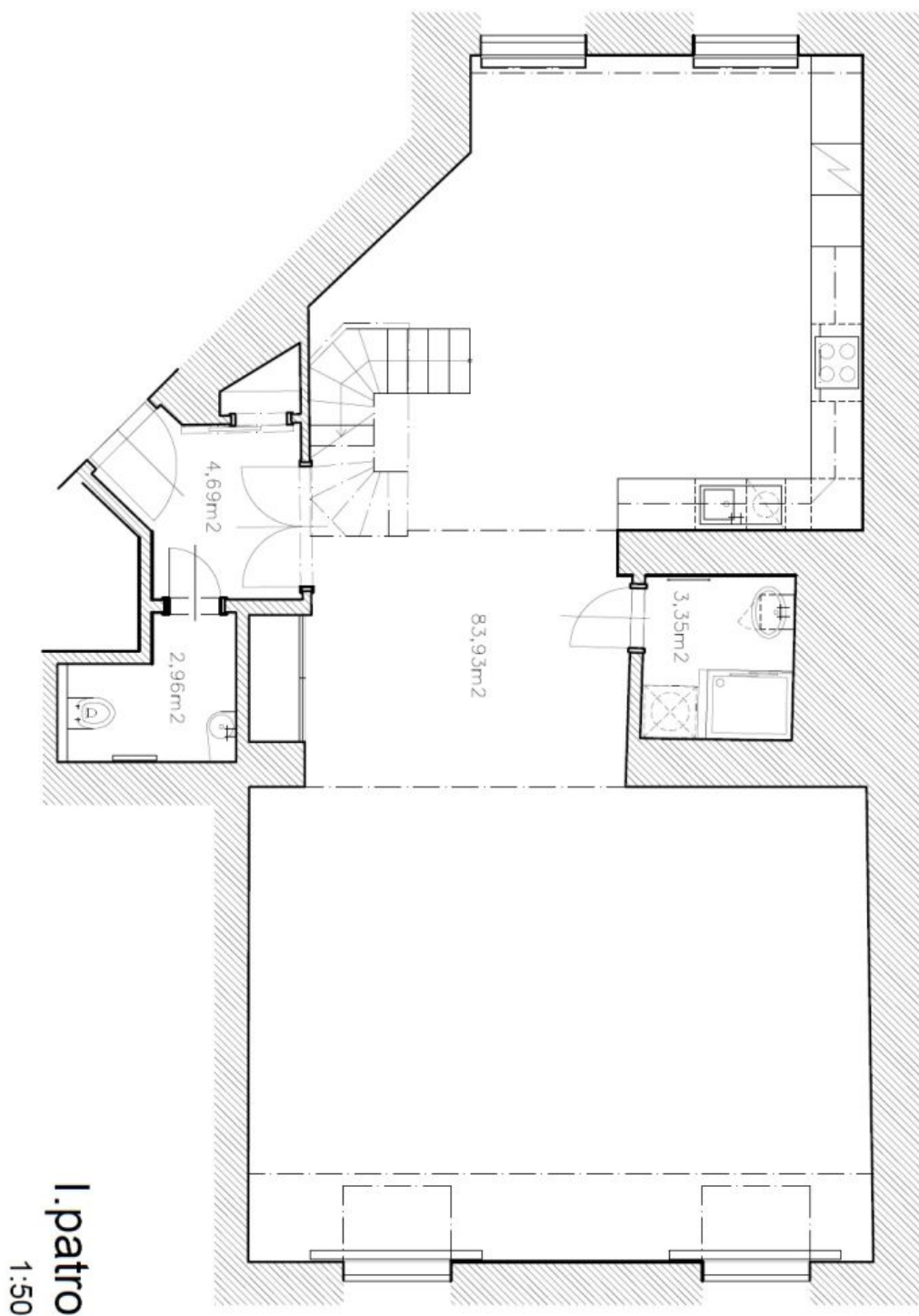
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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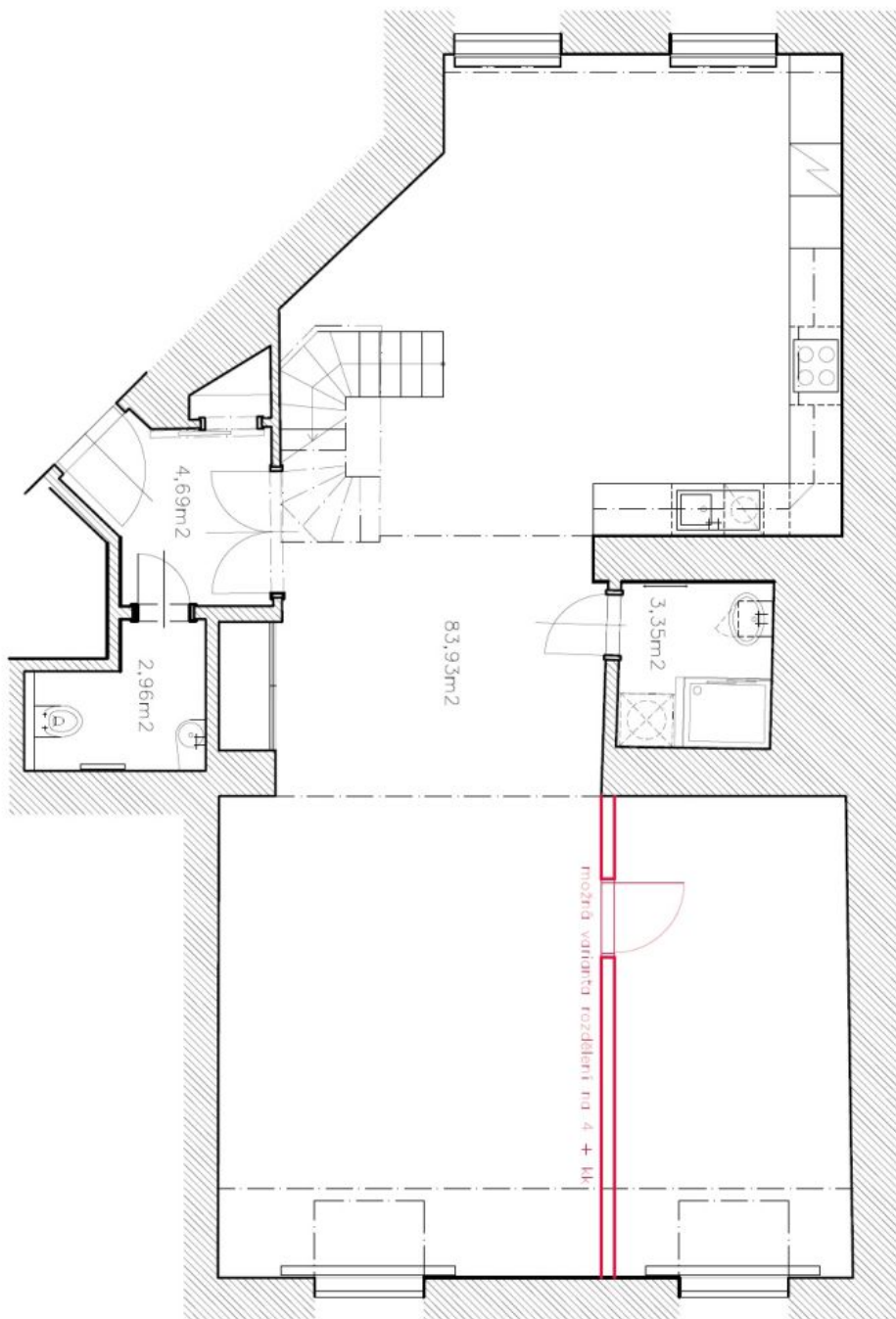




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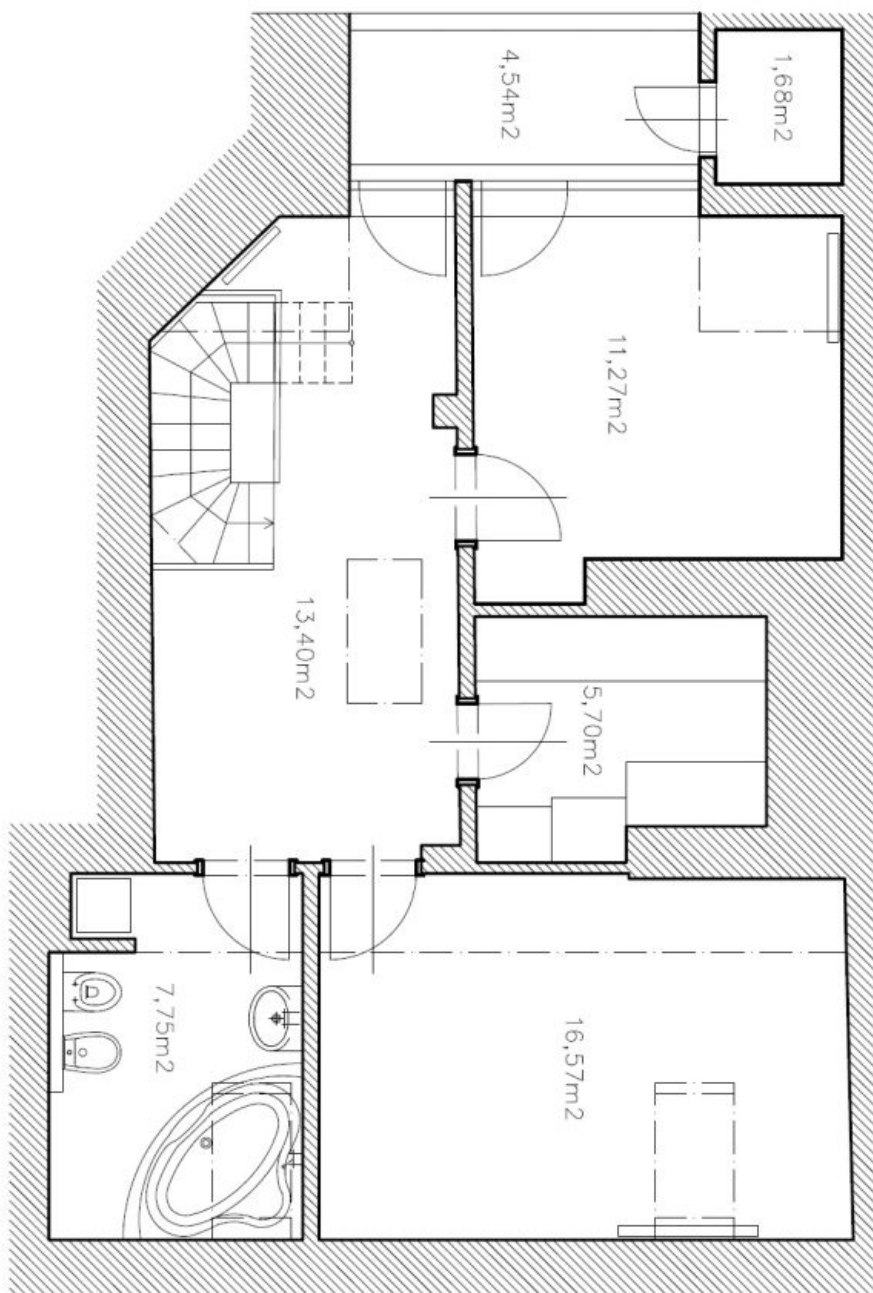
I. patro  
1:50



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II. patro  
1:50