



## Apartment Two-bedroom (3+kk)

Sold

75 m<sup>2</sup>, Prague 1, Nové Město, Příčná





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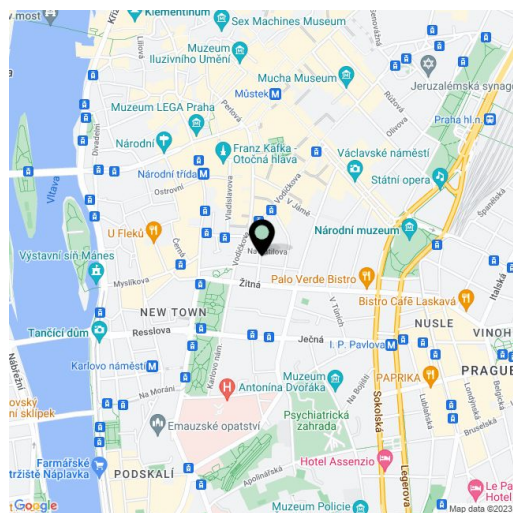
Total area	94 m <sup>2</sup>
Floor area*	75 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	1 underground garage parking space at extra cost.
Garage	Yes
Cellar	-
PENB	C
Reference number	21299

**New 2-bedroom apartment with a terrace on the ground floor of a completely reconstructed Functionalist apartment building with a cellar. There is a possibility to purchase a garage parking space. It is located in the city center on a quiet street between the Můstek and Karlovo náměstí metro stations. The building was carefully renovated with an emphasis on high quality materials, attention to detail, preserved original features, and the addition of a reception. The project offers a total of 19 apartments of various sizes and layouts.**

The apartment consists of a west-facing living room with a kitchen, a study, an east-facing bedroom with a dressing room and a terrace oriented toward a quiet courtyard, a bathroom, a separate toilet, and a hallway. The apartment is renovated to a high standard including **air conditioning** in all rooms, **Italian marble in the bathrooms**, **oak floors**, Duravit sanitary ware, and electric underfloor heating in the bathroom. There is a central boiler in the building. It is possible to purchase an **underground garage parking space** at an extra cost.

The building is located near the Novoměstská radnice town hall, just a 3-minute walk from the metro and tram stops on Karlovo náměstí Square and 7 minutes from the Můstek metro station on Wenceslas Square. The location offers complete urban amenities and plenty of cultural, social, and sports activities.

Interior 75.19 m<sup>2</sup>, terrace 18.91 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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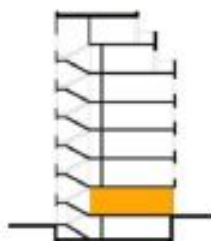
### VITRAGE HOUSE

BYT 1.01 3+KK



#### LEGENDA MÍSTNOSTÍ

01	HALA	9,63 m <sup>2</sup>
02	PRACOVNA	16,62 m <sup>2</sup>
03	OBÝVAČÍ POKOJ, KK	22,52 m <sup>2</sup>
04	LOŽNICE, ŠATNA	22,61 m <sup>2</sup>
05	KOUPELNA	4,56 m <sup>2</sup>
06	WC	1,88 m <sup>2</sup>
07	TERASA	19,20 m <sup>2</sup>
UŽITNÁ PLOCHA BYTU		97,02 m <sup>2</sup>





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