



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	82 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	21322

New 1-bedroom apartment with 2 balconies on the 3rd floor of a completely renovated Functionalist apartment building with a cellar and 11 garage parking spaces. 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, an east-facing bedroom with a dressing room and a balcony 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 the 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.

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 78.89 m<sup>2</sup>, balconies 2.81 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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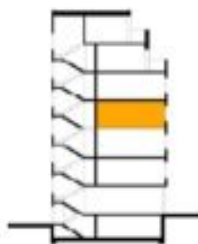
### VITRAGE HOUSE

BYT 4.10 2+KK



#### LEGENDA MÍSTNOSTÍ

01	HALA	12,46 m <sup>2</sup>
02	OBÝVAČÍ POKOJ, KK	36,48 m <sup>2</sup>
03	LOŽNICE, ŠATNA	23,76 m <sup>2</sup>
04	KOUPELNA	7,55 m <sup>2</sup>
05	WC	2,39 m <sup>2</sup>
06	BALKÓN	1,43 m <sup>2</sup>
07	BALKÓN	1,33 m <sup>2</sup>
UŽITNÁ PLOCHA BYTU		85,40 m <sup>2</sup>





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