



Apartment Two-bedroom (3+kk)

Sold

144 m², Prague 1, Nové Město, Příčná





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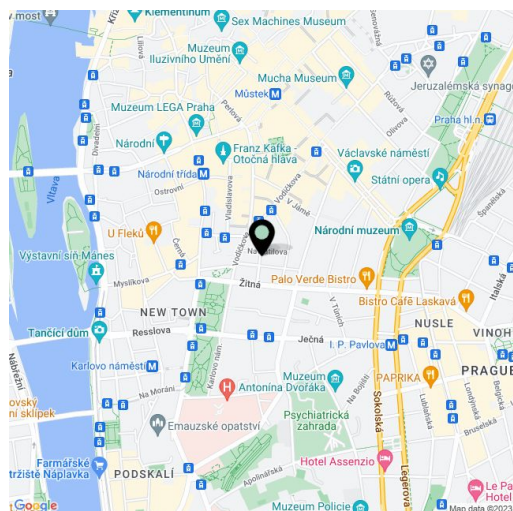
Total area	145 m ²
Floor area*	144 m ²
Balcony	1 m ²
Parking	1 underground garage parking at extra cost
Garage	Yes
Cellar	-
PENB	C
Reference number	21328

New 2-bedroom apartment with a balcony on the 4th 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 **south-west-facing living room** with a kitchen, 2 bedrooms (master bedroom with a balcony and an en-suite bathroom), a shared bathroom, a separate toilet, and a hallway. The apartment is renovated to a high standard including **air conditioning** in all of the rooms, Italian **marble** in the bathroom, **oak floors**, Duravit sanitary ware, and underfloor heating in the bathroom. There is a central boiler room in the building. **A garage parking space can be purchased at an extra cost. The price includes the property transfer tax.**

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 143.60 m², balcony 1.38 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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BYT 5.16 3+KK



LEGENDA MÍSTNOSTÍ

01	CHODBA	2,98 m ²
02	OBÝVACÍ POKOJ, KK	71,38 m ²
03	LOŽNICE	19,87 m ²
04	KOUPELNA	3,89 m ²
05	LOŽNICE	13,68 m ²
06	KOUPELNA	5,79 m ²
07	CHODBA	6,20 m ²
08	WC	3,55 m ²
09	ŠATNA	3,21 m ²
10	BALKÓN	1,17 m ²
UŽITNÁ PLOCHA BYTU		131,14 m ²



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