



## Apartment Two-bedroom (3+kk)

Sold

89 m<sup>2</sup>, Praha 1, Nové Město, Příčná





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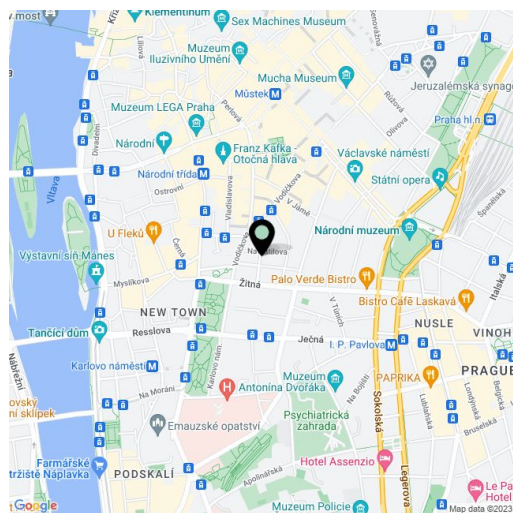
Total area	124 m <sup>2</sup>
Floor area*	89 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	1 underground garage parking at extra cost
Garage	Yes
Cellar	-
PENB	G
Reference number	21376

**New 2-bedroom apartment with 2 terraces on the 5th 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, 2 bedrooms (master bedroom with an en-suite closet), a bathroom, a separate toilet, and a hallway. The apartment is offered in the state of **shell & core**, i.e. before the completion of the the final surfaces such as floors, tiles, or kitchen, with the the possibility of being finished by the general contractor 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 89.23 m<sup>2</sup>, terrace 35.22 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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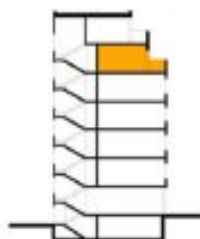
### VITRAGE HOUSE

BYT 6.17 3+KK



#### LEGENDA MÍSTNOSTÍ

01	CHODBA	12,80 m <sup>2</sup>
02	OBÝVACÍ POKOJ, KK	31,25 m <sup>2</sup>
03	SPÍŽ	1,29 m <sup>2</sup>
04	LOŽNICE	16,56 m <sup>2</sup>
05	LOŽNICE	15,57 m <sup>2</sup>
06	ŠATNA	3,25 m <sup>2</sup>
07	KOUPELNA	8,38 m <sup>2</sup>
08	WC	4,33 m <sup>2</sup>
09	TERASA	11,14 m <sup>2</sup>
10	TERASA	25,78 m <sup>2</sup>
UŽITNÁ PLOCHA BYTU		130,35 m <sup>2</sup>





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