



## Apartment Three-bedroom (4+kk)

Sold

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





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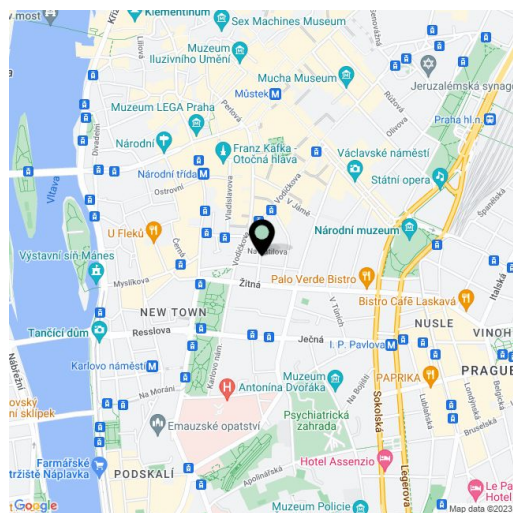
Total area	203 m <sup>2</sup>
Floor area*	147 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Parking	2 underground garage parking at extra price
Garage	Yes
Cellar	Yes
PENB	C
Reference number	21378

**New 3-bedroom penthouse boasting a terrace, on the topmost 6th floor (without sloping ceilings) of a Prague apartment building situated in a completely renovated Functionalist building with a cellar and 11 garage parking spaces. It is located in the city centre 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 is offered in the state of **shell & core**, i.e. before the completion of the final surfaces such as floors, tiles, and kitchen, providing the future owner with the possibility to finish the interior according to his or her own taste and needs. The main living area is oriented toward the **south and west**. All rooms have access to the terrace, the apartment **can be entered directly from the elevator** or from the common stairwell. There is the possibility to purchase **2 on-site garage parking spaces at an extra cost**. **2 cellars** and VAT are included in the price.

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 146.24 m<sup>2</sup>, teras 56.43 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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