



Apartment Three-bedroom (4+kk)

Sold

138 m², Prague 1, Nové Město, Na Zderaze



LEGENDA / LEGEND

01	ZÁVĚŘÍ / ENTRANCE	07,50 m ²
02	WC / WC	02,00 m ²
03	ŠATNA / CLOACROOM	02,80 m ²
04	PRACOVNA / WORKROOM	04,00 m ²
05	OBÝVACÍ POKOJ / LIVING ROOM	44,40 m ²
06	KOUPELNA / BATHROOM	03,90 m ²
07	CHODBA / CORRIDOR	03,00 m ²
08	LOŽNICE / BEDROOM	13,20 m ²
09	ŠATNA / CLOACROOM	03,60 m ²
10	LOŽNICE / BEDROOM	14,50 m ²
11	CHODBA / CORRIDOR	06,20 m ²
12	KOUPELNA / BATHROOM	07,20 m ²
13	LOŽNICE / BEDROOM	14,10 m ²
14	ŠATNA / CLOACROOM	03,50 m ²
15	BALKÓN / BALCONY	06,90 m ²
Σ	ÚŽITNÁ PLOCHA / USABLE AREA	129,90 m ²
Σ	PODLAHOVÁ PLOCHA / FLOOR AREA*	138,20 m ²
Σ	BALKÓN / BALCONY	06,90 m ²



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Total area	145 m ²
Floor area*	138 m ²
Balcony	7 m ²
Parking	-
Cellar	-
PENB	G
Reference number	22711

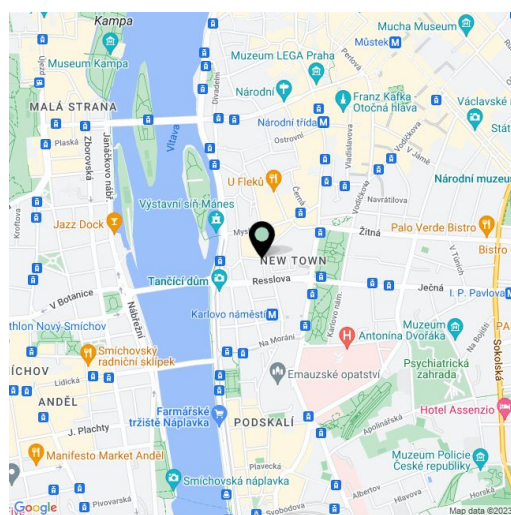
Quality furnished 3-bedroom apartment with balcony, part of a new additional story in a corner residential building in the center of Prague, just a few steps from the Vltava River and the metro station at Karlovo náměstí square. Completion is scheduled for Q2 2017.

The interior of this apartment on the 6th floor will consist of a spacious living room with kitchen, dining room and **west-oriented balcony**, a study, master bedroom with en-suite walk-in closet and bathroom (shower, toilet), 2 bedrooms with en-suite walk-in closets and shared bathroom (bathtub, toilet, bidet), separate toilet, utility room, and a hallway.

Equipment will include double-layer oak parquet & tile flooring, Schueco **aluminum atelier windows** and wooden windows with triple-glazing, Sapeli **interior doors with concealed hinges**, NEXT security entrance door, Laufen, Hansgrohe, Riho bathroom fixtures, intercom, Baxi gas boiler, white plasters, suspended ceilings. The building, which will undergo a complete renovation along with the construction of the additional story, has a lift.

The house is situated within comfortable walking distance of the Dancing House, Žofín, the National Theater, and Petřín Hill. In the surroundings you can find a nursery and primary school, a grammar school, cafes & restaurants and many cultural opportunities.

Usable area without chimney and partitions 129.9 m², floor area 138.2 m², balcony 6.9 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.