



# Apartment Three-bedroom (4+kk)

**Sold**138 m<sup>2</sup>, Prague 1, Nové Město, Na Zderaze

## LEGENDA / LEGEND

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



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

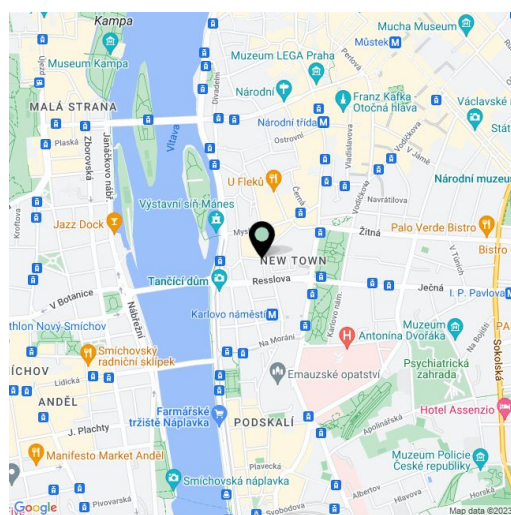
**Quality furnished 3-bedroom apartment with balcony, part of a new additional story in a corner residential building in the center of Prague, just a few steps from the Vltava River and the metro station at Karlovo náměstí square.** Completion is scheduled for Q2 2017.

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 m<sup>2</sup>, floor area 138.2 m<sup>2</sup>, balcony 6.9 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.