



Apartment Two-bedroom (3+1)

Sold

122 m², Praha 2, Nové Město, Trojická





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|------------------|--------------------|
| Total area | 137 m ² |
| Floor area* | 122 m ² |
| Balcony | 5 m ² |
| Terrace | 10 m ² |
| Parking | - |
| Cellar | - |
| Service price | 6 000 CZK monthly |
| PENB | G |
| Reference number | 32353 |

This completely renovated duplex apartment with a balcony and a terrace is located on the top floor of a six-story corner apartment building. It is situated in a quiet part of New Town near Náplavka on the Rašínovo embankment.

The entrance level consists of a living room with a balcony, a separate kitchen with a dining area, a bathroom, and a foyer. The stairs from the living room lead to the upper level with 2 bedrooms and a bathroom. One of the bedrooms has a **south-facing terrace** facing a landscaped courtyard (like the downstairs balcony).

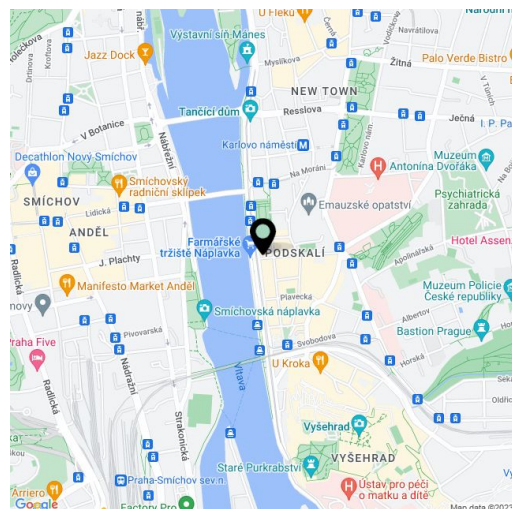
The modern and high-quality interior facilities include, for example, bleached oak floors, Venetian stucco on the walls, tiles, a natural stone countertop, a bio-ethanol fireplace, Villeroy & Boch and Roca sanitary ware, AEG, Bosch, Franke, and Electrolux kitchen appliances, and security entrance doors with a videophone. Wooden casement windows. Heating is by a central boiler room. The living room has an **air-conditioning unit**.

The unique location of the former rafting village of Podskálí offers easy transport accessibility and proximity to all services. Within walking distance is a metro station and tram stop, many cafes and restaurants, shops, kindergartens, elementary, secondary, and high schools, as well as a university campus. The nearby **botanical garden**, the Albertov slopes, and the popular **Náplavka** embankment are nice places for relaxation.

There is a mortgage of CZK 6,600,000 in Raiffeisenbank a.s. that can be taken over by the buyer. The 2.39 per anno interest rate is fixed until 2025.

Floor area 122.21 m², terrace 10.25 m², balcony 4.67 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



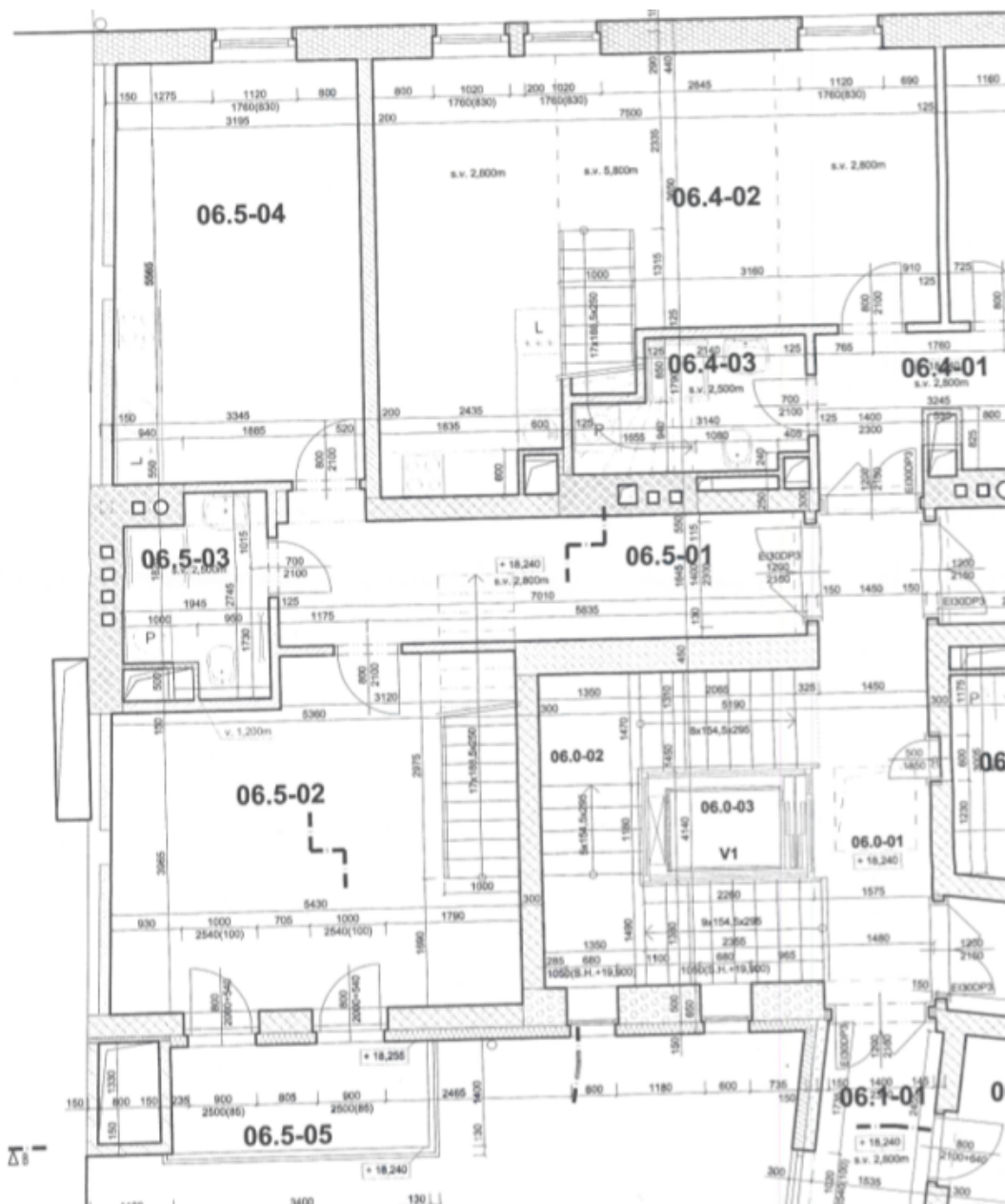
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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