



Apartment Three-bedroom (4+kk)

Sold

137.2 m², Praha 2, Nové Město, Kateřinská





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Total area	147 m ²
Floor area*	137 m ²
Balcony	10 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	35358

This sensitively reconstructed duplex apartment with 3 bedrooms, 3 bathrooms, a dressing room, and a gallery is located on the 2nd and 3rd floors of an apartment building with a long history.

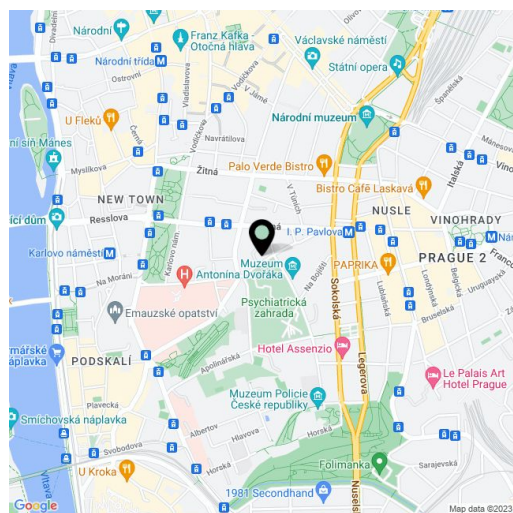
The entry level consists of a living room with a dining area and a kitchen, a bedroom with an en-suite bathroom, and access to a **gallery used as a balcony**, as well as a central bathroom, a hall, and a dressing room. In the attic, there are 2 rooms: one that faces southeast with windows towards the courtyard (19 sq. m.) and a northwest-facing one towards the street (29 sq. m.), a bathroom, and a staircase hall.

The interior is furnished with **oak floors**, six-panel **casement windows**, solid wood doors, or **exposed wooden beams**. The modern, stylish kitchen is fully equipped with built-in appliances. Junkers gas boiler. The unit comes with a cellar. The carefully maintained building with a **new elevator** has been completely refurbished, restoring its architectural features, including the **stone staircase**, to their original beauty.

The unique location adjacent to the **Botanical and Catherine Gardens** makes it possible to forget the presence of the city, whose services are within easy reach on foot or by public transport. The nearest bus stop is 50 meters away, and the Karlovo náměstí metro station and tram stop is within walking distance. In the vicinity, there are schools from kindergartens and grammar schools to the Faculty of Medicine and Science of the Charles University, a General Teaching Hospital, the renowned U Apolináře maternity hospital, as well as shops, restaurants, and cafes.

Interior 137.2 m², gallery (in exclusive use) 10 m², cellar 3.4 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.