



Apartment Two-bedroom (3+kk)

Sold

110.8 m², Prague 2, Nové Město, Ladova





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Total area	116 m²
Floor area*	111 m²
Terrace	5 m²
Parking	-
Cellar	-
PENB	G
Reference number	105950

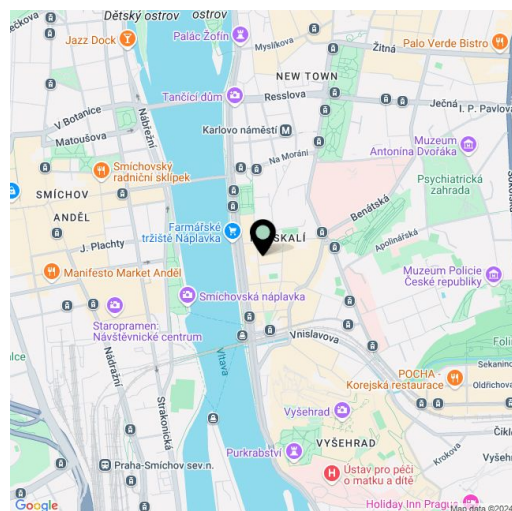
An attractive duplex with 2 bedrooms and a terrace is located on the 6th and 7th floors of a brick building with an elevator on Ladova Street in Prague 2. The apartment with a view over the Emmaus Monastery to the Žizkov Tower is set a short distance from the popular Prague embankment with regular farmers' markets, sports events, and a rich evening life.

On the lower floor of the apartment is a spacious living room with a **fully equipped** kitchen and niche large enough to accommodate a desk or library, as well as an entrance hall with a staircase and a separate toilet. On the upper floor is a bedroom with access to a **terrace** facing the quiet courtyard, a second bedroom, and a bathroom with a bathtub and toilet. There is plenty of **storage space** in both rooms.

The bright interior of the apartment is complemented by **wooden parquet floors** and black and white design of the kitchen and bathroom. Heating and hot water are by a new **Vaillant** gas boiler. The well-maintained apartment building is in excellent condition and has a newly installed **elevator**.

The quiet location near the tram stop and **Karlovo náměstí** metro station means a quick connection to all corners of Prague. You can also use the **ferry** connecting the embankment with the opposite bank in Smíchov. There are a number of restaurants, cafes, and shops nearby. Outdoor activities include a popular bike path along the Vltava River or the indoor and outdoor **swimming pools in Podolí**.

Floor area 110.80 m², terrace 5 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.



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Ladova

Byt 3+kk

- 1 Hala
- 2 Koupelna
- 3 Kuchyň
- 4 Obývací prostor
- 5 Hala
- 6 Ložnice
- 7 Koupelna
- 8 Ložnice
- 9 Terasa

