



## Apartment Two-bedroom (3+kk)

Ask for price

104 m<sup>2</sup>, Prague 1, Nové Město, Na Zderaze





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Total area	104 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	22553

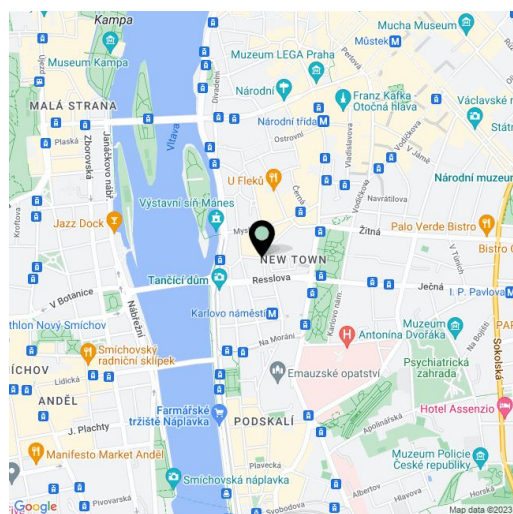
**Quality furnished 2-bedroom apartment, part of a new additional story in a corner residential building in the center of Prague, just a few steps from the Vltava River and the metro station at Karlovo náměstí square.**

Completion is scheduled for Q4 2017.

The interior of this apartment on the 6th floor will consist of a spacious living room with kitchen and dining room, 2 bedrooms, 2 bathrooms (one with bathtub, one with shower), a separate toilet, walk-in closet, 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 even 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 99.4 m<sup>2</sup>, floor area 104 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.



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### LEGENDA / LEGEND

01	ZÁDVEŘÍ / ENTRANCE	10.50 m <sup>2</sup>
02	WC / WC	02.50 m <sup>2</sup>
03	KOUPELNA / BATHROOM	03.40 m <sup>2</sup>
04	ŠATNA / CLOACKROOM	02.60 m <sup>2</sup>
05	LOŽNICE / BEDROOM	13.10 m <sup>2</sup>
06	OBÝVACÍ POKOJ / LIVING ROOM	45.70 m <sup>2</sup>
07	LOŽNICE / BEDROOM	15.00 m <sup>2</sup>
08	KOUPELNA / BATHROOM	03.70 m <sup>2</sup>
09	CHODBA / CORRIDOR	02.90 m <sup>2</sup>
<b>Σ</b>	<b>UŽITNÁ PLOCHA / USABLE AREA</b>	<b>99.40 m<sup>2</sup></b>
<b>Σ</b>	<b>PODLAHOVÁ PLOCHA / FLOOR AREA*</b>	<b>104.00 m<sup>2</sup></b>

\* bez komínu a přiček (předpis č. 366/2013 Sb. Nařízení vlády o úpravě některých záležitostí souvisejících s bytovým spolumístnictvím)

\* without a chimney and partition walls (předpis č. 366/2013 Sb. Nařízení vlády o úpravě některých záležitostí souvisejících s bytovým spolumístnictvím)

Užitná plocha pod šikmou konstrukcí je započtena od výšky 750 mm,  
usable space under the sloping structure is counted from the height of 750 mm

Podlahová plocha pod šikmou střeou je započtena od výšky 750 mm  
Floor space under the sloping roof is counted from the height of 750 mm