



Apartment Three-bedroom (4+kk)

€ 1 639 277 | CZK 39 900 000

190.9 m², Prague 1, Nové Město





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Total area	242 m²
Floor area*	191 m²
Terrace	51 m²
Parking	-
Cellar	Yes
PENB	E
Reference number	102380

* 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.

This newly created spacious air-conditioned apartment is spread over the entire top floor of a completely reconstructed elegant Neo-Classical building with an elevator and an impressive entrance hall. Located in the city center, on a side street near the Na Příkopě pedestrian zone and Wenceslas Square.

The area of the apartment, which extends over the entire 6th floor, consists of a generously designed living room with a kitchen (76 sq. m. in total), a master bedroom with an en-suite bathroom and **sauna**, 2 other smaller bedrooms, a bathroom, a separate toilet, a utility room, a hallway, and an entrance hall with **direct access from the elevator**. From the living room, the master bedroom, and one smaller bedroom, it is possible to enter the **spacious northeast terrace** facing the courtyard, providing direct views of the Gothic **Jindřišská Tower** and the tower of the Church of St. Jindřich and Kunhuta.

During the overall reconstruction of the building, including the common areas, emphasis was placed on using the highest **quality materials** and restoring the building to its **original historical appearance**. The **high standard** facilities include **oiled oak parquet floors** in a classic tree pattern, historic interior doors and fire safety entrance doors in white lacquer, skylights (towards the street) and Euro windows towards the courtyard, **Villeroy & Boch** sanitary ware, **Hansgrohe** faucets, **Heatflow** electric **underfloor heating**, and **Daikin** air conditioning unit. The apartment comes with a **cellar**.

The location of the building right in the city center allows you to have **everything you need at your fingertips**. There are cafes, restaurants, shops including a supermarket, banks, theaters and cinemas, schools, and offices in the vicinity. There is a tram stop just a few steps away, and you can also walk to the Můstek metro transfer station or the Main Railway Station in just a short time.

Floor area 190.90 m², terrace 50.80 m², cellar 6.4 m².



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* TENTO VÝKRES JE URČEN POUZE PRO MARKETINGOVÉ ÚČELY A POKRÝVÁ V ZÁKONEM PŘEDPISOVANÉ NEPŘEDSTAVUJE ZÁKONNÍ ČÁST SVAZUJÍCÍHO VZTAHU MEZI ARCHITEKTEM, DEVELOPEREM A KLIENTEM. DEVELOPER SI VYHRADZUJE PRÁVO ZMĚNY KONEČNÉ PLÁNY KADYNOLIV BĚHEM PROCESU, ROKOVĚNÍ NÁSTYHU A ZABÝVACÍHO PŘEDVĚTU. JE POUZE ILUSTRATIVNÍ A NEJÍ SOUČÁSTÍ DODÁVKY.

* THIS PLAN IS FOR MARKETING PURPOSES ONLY AND IN NO WAY CONSTITUTE ANY PART OF CONTRACTUAL RELATIONSHIP BETWEEN THE DEVELOPER, ARCHITECT AND CLIENT. THE DEVELOPER PRESERVES THE RIGHT TO CHANGE THE FINAL FLOOR PLAN AT ANYTIME IN THE PROCESS. LAYOUT OF FURNITURE, FIXTURES AND OTHER APPLIANCES ARE ONLY ILLUSTRATIVE AND BY NO MEANS ARE PARTS OF THE DELIVERY.



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Byt 4+kk

č.m.	místnost	m²
701.01	Vstupní hala	13,97
701.02	Obývací pokoj + KK	76,15
701.03	Technická místnost	2,79
701.04	WC	1,75
701.05	Chodba	4,57
701.06	Koupelna dětí/host	4,30
701.07	Pokoj host	11,17
701.09	Ložnice	16,58
701.10	Koupelna	10,72
701.11	Sauna	4,42
701.12	Dětský pokoj	10,75
701.13	Sklad	2,04
701.15	Terasa	50,80
CELKOVÁ UŽITNÁ PLOCHA		159,21
PODLAHOVÁ PLOCHA		190,90

