



## Apartment Three-bedroom (4+1)

Sold

192 m<sup>2</sup>, Prague 1, Nové Město, U Půjčovny



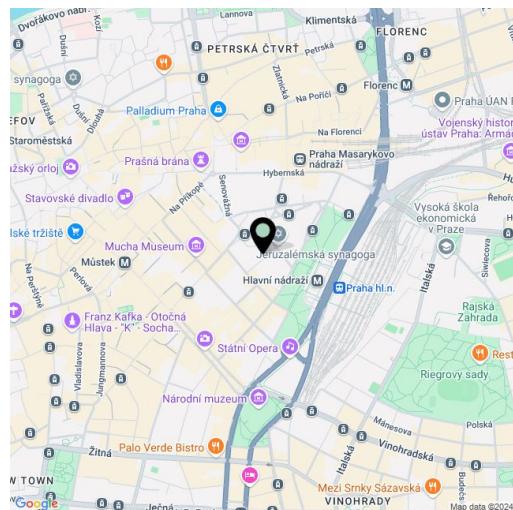


## Apartment Three-bedroom (4+1)

Sold

192 m<sup>2</sup>, Prague 1, Nové Město, U Půjčovny

Total area	372 m <sup>2</sup>
Floor area*	192 m <sup>2</sup>
Terrace	140 m <sup>2</sup>
Loggia	40 m <sup>2</sup>
Parking	2 garage parking spaces
Cellar	Yes
PENB	E
Reference number	106074



\* 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 unique stylish and very private apartment with a large roof terrace, 4 loggias, a sauna, 2 garage spaces, and an elevator leading directly to the apartment is located in the very center of the city, on a quiet side street in New Town near Wenceslas Square.**

The practical layout of the apartment, which extends over the entire 5th floor, consists of a **40-meter living space**, a kitchen with a dining room, a master bedroom with an en-suite bathroom and **dressing room**, a 2nd bedroom with an adjoining bathroom, and another room currently used as an office with a possible direct separate entrance. There is also a closet, a separate toilet, an entrance hall, and a foyer. All rooms and the kitchen have access to **one of the four loggias**; the kitchen has a staircase leading to a **wonderful rooftop terrace**. Thanks to the apartment's location on the top floor, the terrace above the level of the surrounding buildings, and the elevator that goes directly to the apartment, **perfect privacy** is ensured.

**The Functionalist building** from 1936 was **completely renovated** in 2016-2017. High-standard facilities include **oak parquet floors**, **air-conditioning** in the **whole unit**, wooden windows with triple glazing, security entrance doors, electrically controlled entrance to the roof terrace, and **underfloor heating** supplemented by heated towel rails. The heat source is the building's central boiler. The custom-made kitchen is equipped with **Siemens** appliances, and the curtains and built-in walls come from the workshop of **Pierre Frey** in Paris. **Villeroy & Boch** and **Axor** sanitary ware. On the terrace, there is a sauna and a preparation for an outdoor kitchen. The apartment comes with **4 cellars** and **2 garage spaces** accessible by car elevator.

The building is located right in the center of Prague just a few minutes' walk from **Wenceslas Square**. The nearby **Čelakovského Garden** will soon be extensively revitalized, after which this location will be an even more attractive, pleasant, and dignified place. A **high school** and full civic amenities are in the vicinity, and tram stops and metro stations of all lines are within easy reach.

Floor area 193 m<sup>2</sup>, roof terrace 140 m<sup>2</sup>, 4 loggias total 40 m<sup>2</sup>.

