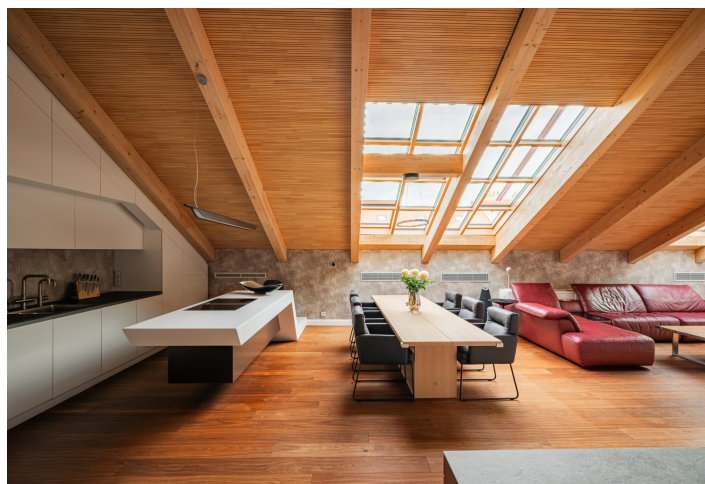




Apartment Three-bedroom (4+kk)

€ 1 481 786 | CZK 36 000 000

229.7 m², Prague 2, Nové Město, Hájkova





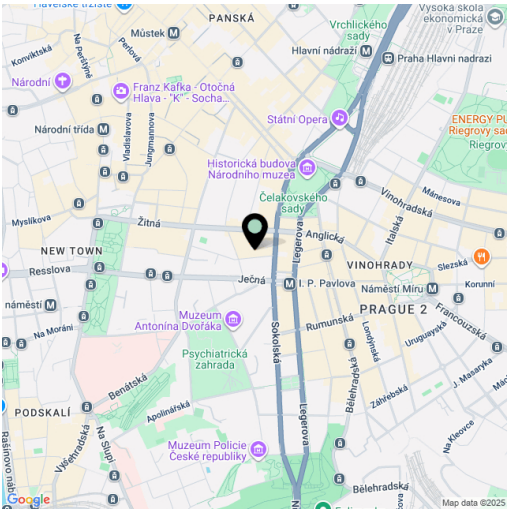
Apartment Three-bedroom (4+kk)

€ 1 481 786 | CZK 36 000 000

229.7 m², Prague 2, Nové Město, Háfkova

Total area	230 m²
Parking	-
Cellar	-
PENB	G
Reference number	110934

Spanning an impressive 230 m² across the top floors of a classic apartment building in Prague 2, this air-conditioned duplex offers an interior designed in a timeless style and finished to a high standard. It is located in the attractive New Town area, just a few minutes' walk from the National Museum and Wenceslas Square, within easy walking distance of the I. P. Pavlova metro station and the historic city center.



The main living area of the apartment is located on the entrance level, the 6th floor, and consists of a living room with a fireplace, a dining area, and a fully equipped kitchen. The space is complemented by a minimalist bar and a wine cellar. The private section on one side of the apartment includes a master bedroom with an en-suite bathroom (bathtub, shower, sink, toilet) and built-in wardrobes, while the opposite side features two additional bedrooms and a shared bathroom (shower, sink, toilet). The entrance hall also has access to a utility room, a separate toilet, and an interior staircase leading to the upper floor, which forms an open gallery currently used as a study.

A dominant feature of the interior is the large studio-style windows set into the slanted wooden ceiling above the living area, offering panoramic views of Prague. The windows can be shaded if desired. The apartment's premium fittings include a high-gloss Poggenpohl kitchen with Gaggenau appliances and a cooking island, a wood-burning fireplace, custom-made built-in furniture, and a smart home system that enables remote control of underfloor heating, air-conditioning, lighting, external blinds, security, and household appliances.

The New Town location offers complete essential amenities within easy reach – schools of all levels, healthcare including a teaching hospital, offices, shops, cultural institutions, and countless restaurants, bakeries, bistros, and cafés. Regular farmers' markets take place on nearby Tylovo Square, while Kateřinská Garden and Čelakovského Sady add a touch of greenery to city living. Excellent transport accessibility is ensured by the I.P. Pavlova transport hub, with a metro station and tram and bus stops, including several night lines.

There is an option to rent two parking spaces approximately 50 meters from the apartment.

Floor area 229.7 m².



Apartment Three-bedroom (4+kk)

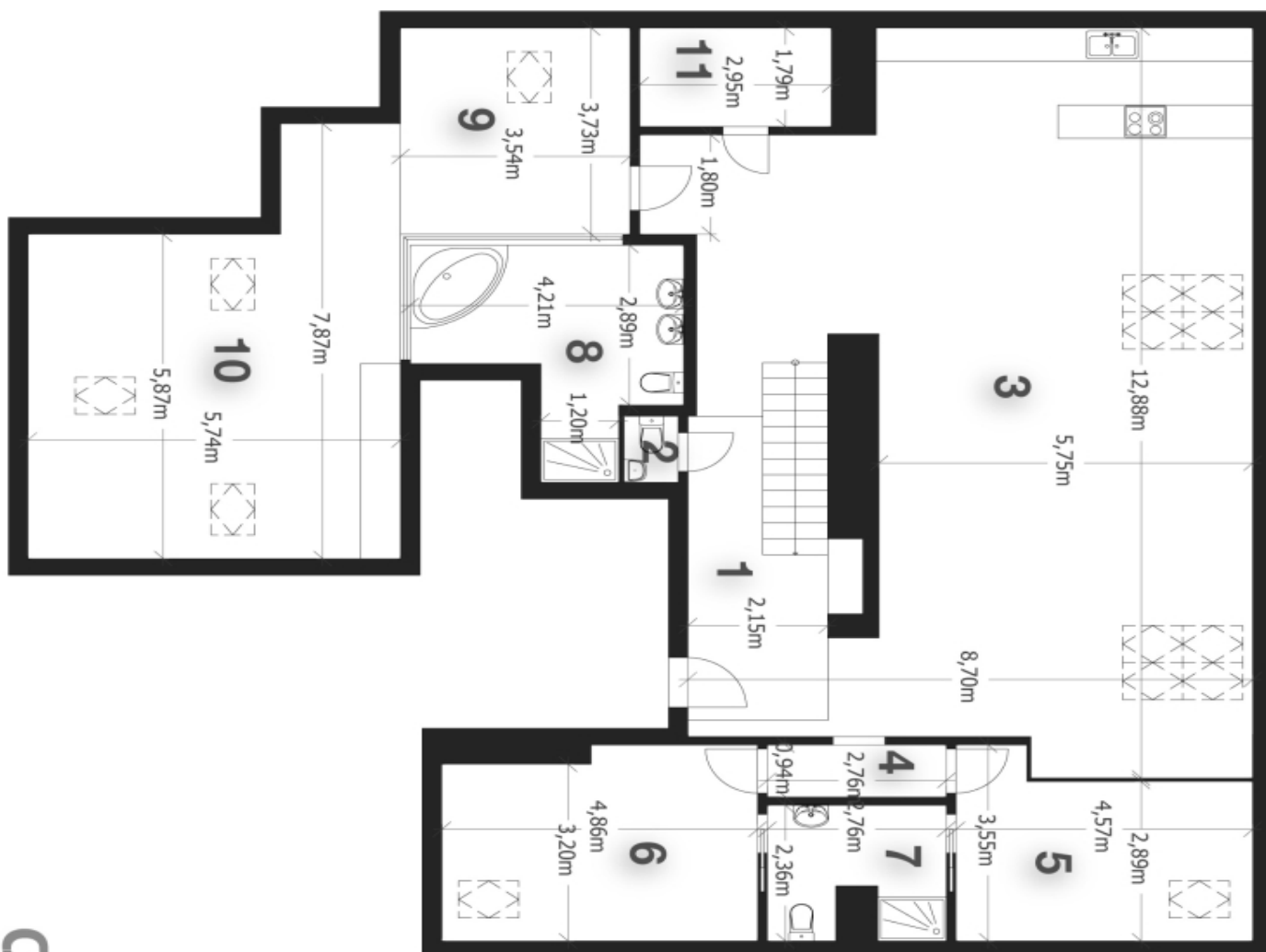
€ 1 481 786 | CZK 36 000 000

229.7 m², Prague 2, Nové Město, Hájkova

LEGENDA MÍSTNOSTÍ

- 1 - Předšíť (20,23 m²)
- 2 - WC (1,00 m²)
- 3 - Obývací pokoj, kk (81,36 m²)
- 4 - Chodba (2,60 m²)
- 5 - Ložnice (13,91 m²)
- 6 - Ložnice (16,47 m²)
- 7 - Koupelna (6,13 m²)
- 8 - Koupelna (12,36 m²)
- 9 - Šatna (13,20 m²)
- 10 - Ložnice (35,21 m²)
- 11 - Komora (5,27 m²)

*Plocha místností je pouze orientační



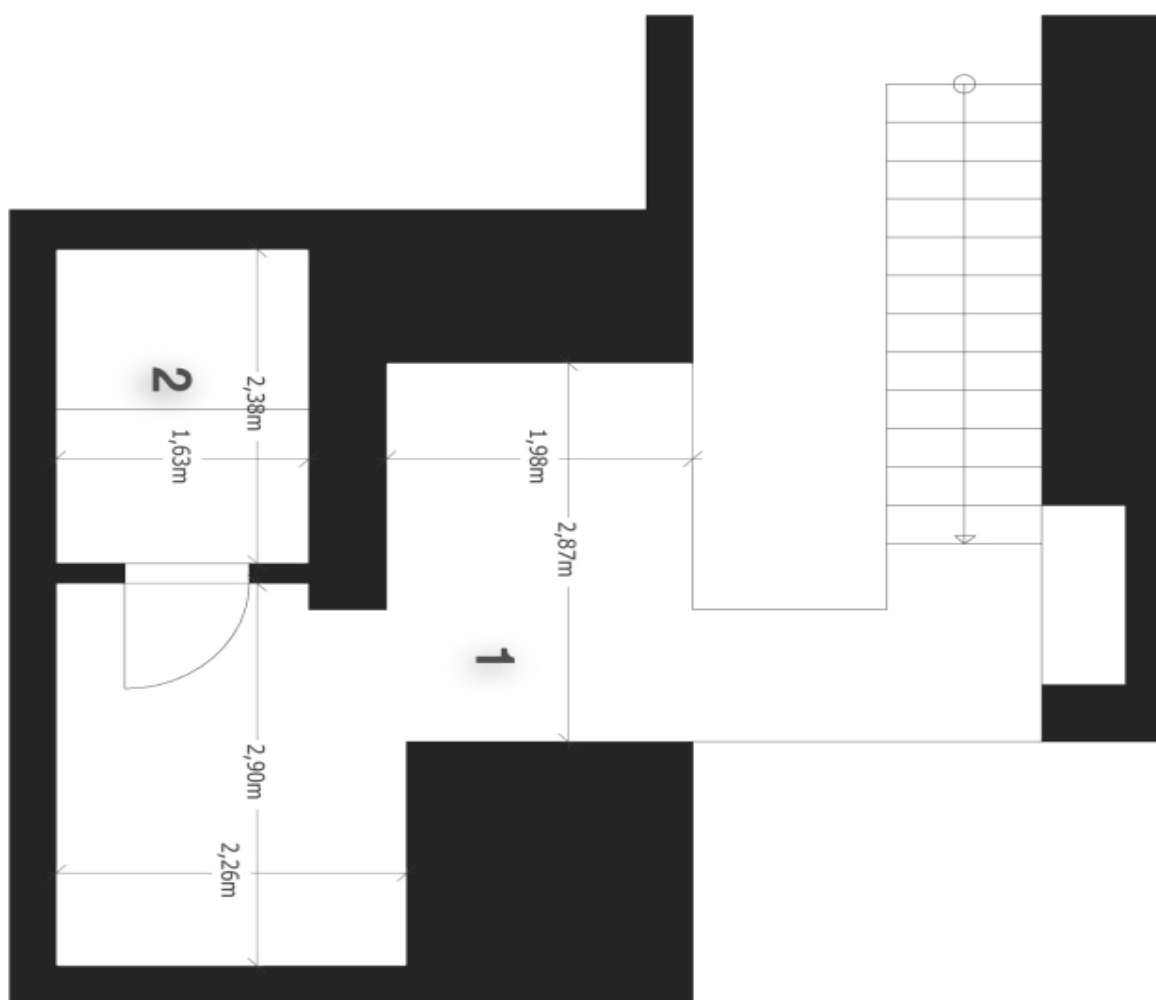


Apartment Three-bedroom (4+kk)

€ 1 481 786 | CZK 36 000 000

229.7 m², Prague 2, Nové Město, Hájkova

LEGENDA MÍSTNOSTÍ
1 - Galerie (14,72 m²)
2 - Terasa (3,88 m²)
*Plocha měřicího je pouze orientační



CS | ART
STUDIO