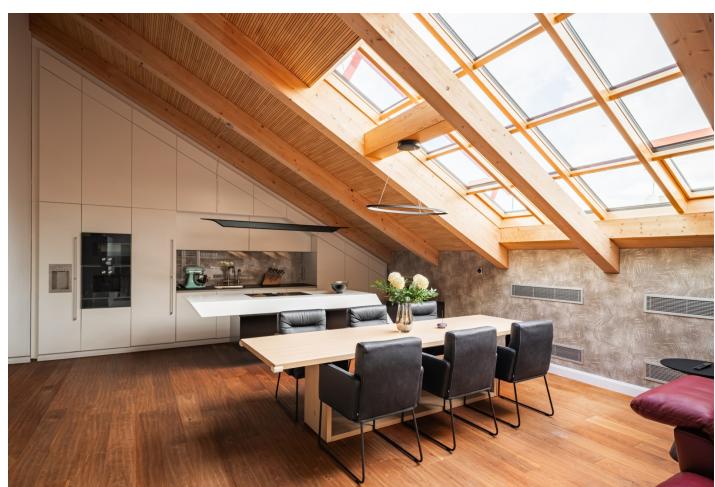
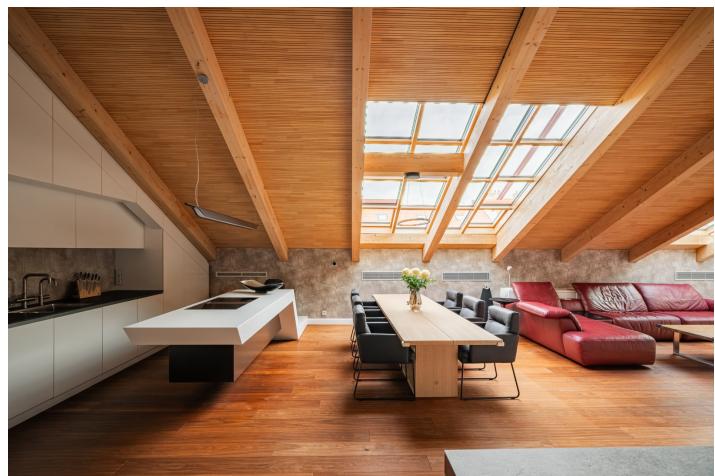




Apartment Three-bedroom (4+kk)

€ 1 481 786 | CZK 36 000 000

229.7 m², Prague 2, Nové Město, Hálkova



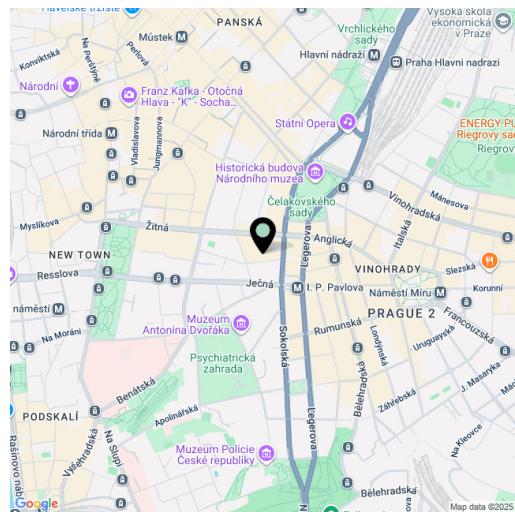


Apartment Three-bedroom (4+kk)

€ 1 481 786 | CZK 36 000 000

229.7 m², Prague 2, Nové Město, Hálkova

Total area	230 m ²
Parking	-
Cellar	-
PENB	G
Reference number	110934



* 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.

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 **Poggeneohl 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)

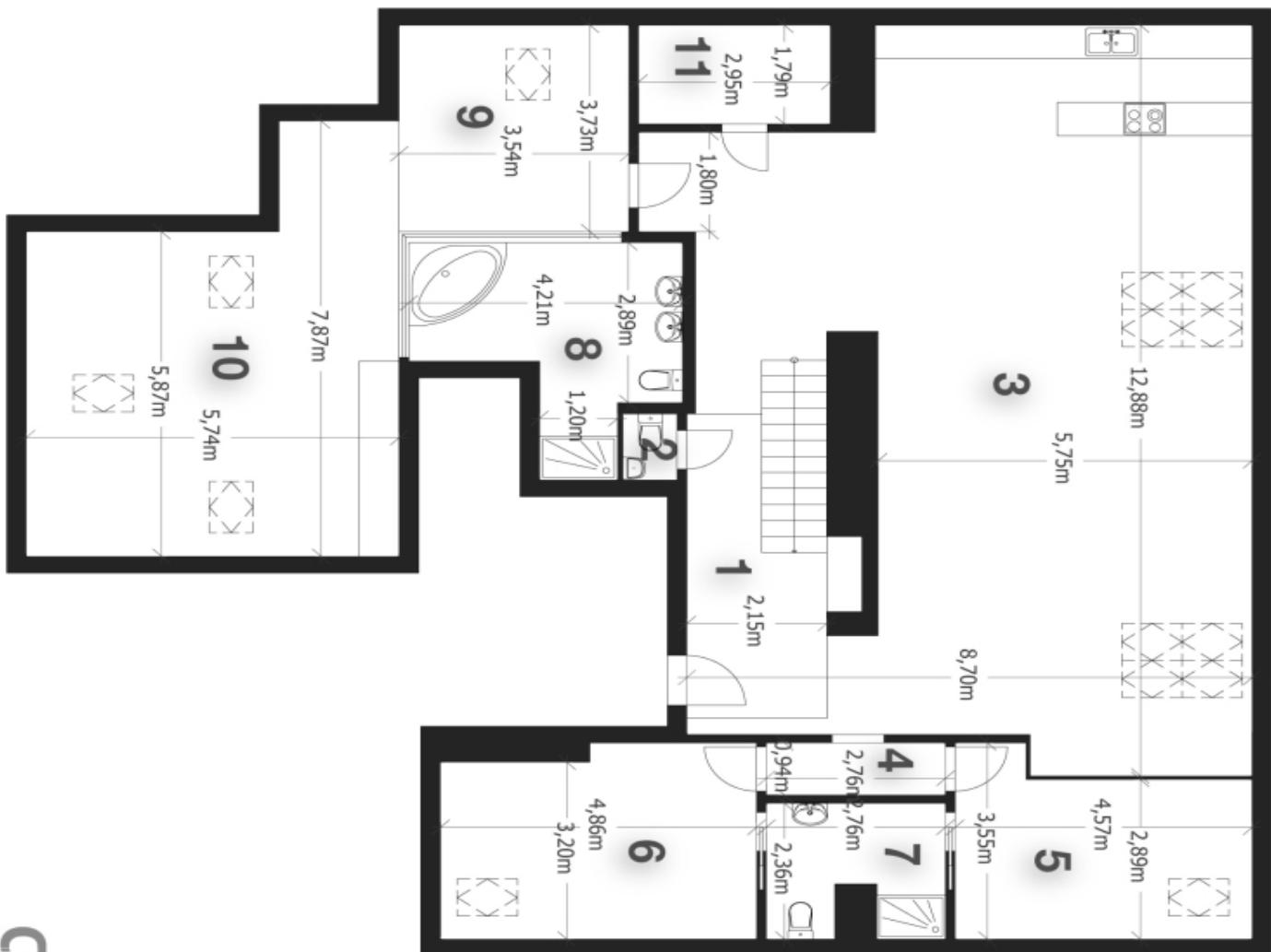
€ 1 481 786 | CZK 36 000 000

229.7 m², Prague 2, Nové Město, Hálkova

*Pohoda místnosti je pouze orientační

LEGENDA MÍSTNOSTÍ

- 1 - Předsíň (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)





Apartment Three-bedroom (4+kk)

€ 1 481 786 | CZK 36 000 000

229.7 m², Prague 2, Nové Město, Hálkova

*Plocha místnosti je pouze orientační

LEGENDA MÍSTNOSTÍ

1 - Galerie (14,72 m²)

2 - Terasa (3,88 m²)

