



## Apartment One-bedroom (2+kk)

**Sold**

79 m<sup>2</sup>, Prague 1, Nové Město, Příčná





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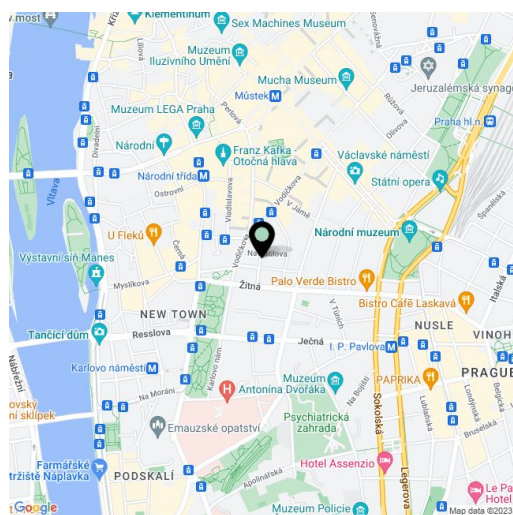
|                  |       |
|------------------|-------|
| Total area       | 82 m² |
| Floor area*      | 79 m² |
| Balcony          | 3 m²  |
| Parking          | -     |
| Cellar           | -     |
| PENB             | C     |
| Reference number | 21300 |

New 1-bedroom apartment with 2 balconies on the 1st floor of a completely renovated Functionalist apartment building with a cellar and 11 garage parking spaces. It is located in the city center on a quiet street between the Můstek and Karlovo náměstí metro stations. The building was carefully renovated with an emphasis on high quality materials, attention to detail, preserved original features, and the addition of a reception. The project offers a total of 19 apartments of various sizes and layouts.

The apartment consists of a **west-facing living room** with a kitchen, an east-facing bedroom with a dressing room and a balcony oriented toward a quiet courtyard, a bathroom, a separate toilet, and a hallway. The apartment is offered in the state of **white walls**, i.e. before the completion of the final surfaces such as floors, tiles, or kitchen, with the possibility of being finished by the general contractor at an extra cost.

The building is located near the Novoměstská radnice town hall, just a 3-minute walk from the metro and tram stops on Karlovo náměstí square and 7 minutes from the Můstek metro station on Wenceslas Square. The location offers complete urban amenities and plenty of cultural, social, and sports activities.

Interior 79.51 m², balconies 2.88 m².



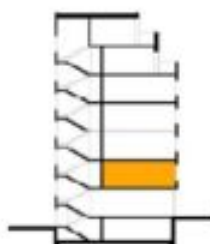
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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BYT 2.02 2+KK

**LEGENDA MÍSTNOSTÍ**

|                    |                   |                      |
|--------------------|-------------------|----------------------|
| 01                 | HALA              | 12,46 m <sup>2</sup> |
| 02                 | OBÝVAČÍ POKOJ, KK | 36,01 m <sup>2</sup> |
| 03                 | LOŽNICE, ŠATNA    | 23,77 m <sup>2</sup> |
| 04                 | KOUPELNA          | 7,59 m <sup>2</sup>  |
| 05                 | WC                | 2,39 m <sup>2</sup>  |
| 06                 | BALKÓN            | 1,43 m <sup>2</sup>  |
| 07                 | BALKÓN            | 1,33 m <sup>2</sup>  |
| UŽITNÁ PLOCHA BYTU |                   | 84,98 m <sup>2</sup> |





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