



## Apartment Three-bedroom (4+kk)

**Sold**

160.5 m², Prague 1, Nové Město, Jungmannova





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Total area	175 m²
Floor area*	161 m²
Loggia	14 m²
Parking	-
Cellar	-
Service price	8 200 CZK monthly
PENB	G
Reference number	31127

There are many beautiful apartments in Prague. However, only a few truly stand apart and can be compared with the best properties in the world's largest cities. One of these is this recently and expensively reconstructed elegant apartment with a luxurious and unique interior. It is located in the very center of New Town, just a few steps from the moving statue of Franz Kafka's head by David Černý. It is close to Wenceslas Square, the Franciscan Garden, and basically anywhere you need to get to in the city center.

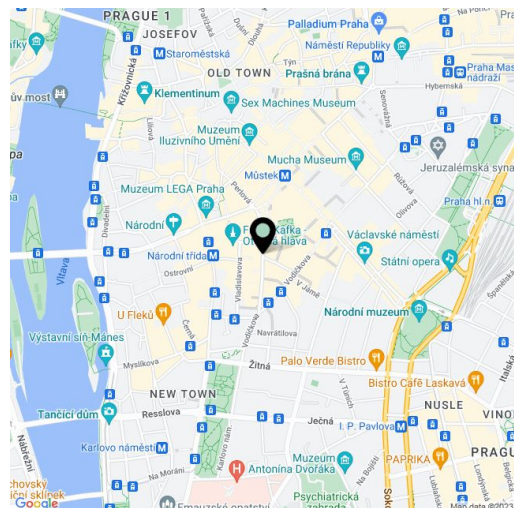
The layout of the apartment offers a **61 sq. m. living room with a kitchen** and a master bedroom with an en-suite bathroom, both facing the street. Another 2 bedrooms (one with a private bathroom) and a loggia (14 sq. m.) are oriented toward a **quiet courtyard**. There is also a spacious entrance hall/corridor with storage space and a third bathroom with a toilet.

With its **carefully selected materials** and emphasis on a professional approach to the reconstruction, you will immediately notice **the apartment's unique atmosphere** and design. Features include, for example, **air conditioning** in the living areas and a preparation for it in the bedrooms, **oak parquet flooring, screed floors in the bathrooms**, replicas of original windows, custom-made wooden doors and heater covers, brand name sanitary ware, built-in furniture including a **kitchen with a marble worktop**, Siemens appliances, and a wine cabinet, Bulb brand lighting, an alarm system, and a security entrance door. **The apartment price includes all of the furniture and decorations displayed in the presentation.**

A classic apartment building with **well maintained common areas and a new elevator** right in the center of New Town. The nearby modern **Rosseta Palace passage** connects Jungmannova Street with the Quadrio shopping center and Národní třída. There are full amenities within walking distance and **great transport links provided by metro and trams**, all just a short walk away. In addition to theaters, cinemas, restaurants, cafes, bars, and many shops, schools of all levels and medical services are also nearby. Greenery is provided by the **nearby Franciscan Garden and Karlovo náměstí Square** with its large central park.

Interior 160.5 sq. m., loggia 14 sq. m.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.

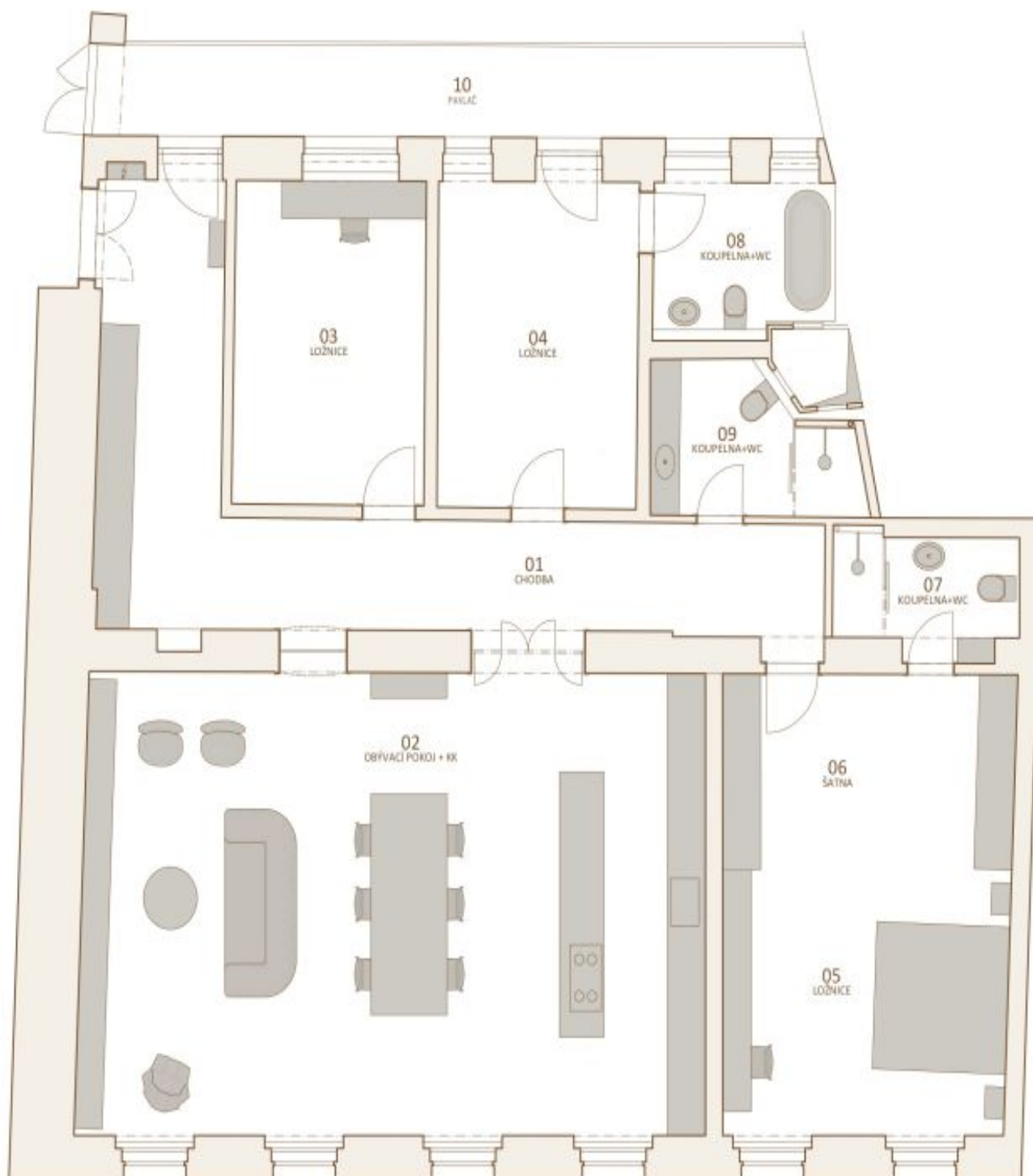




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## MÍSTNOSTI

001	Chodba	26,96 m²
002	Obývací pokoj + kk	61,53 m²
003	Ložnice	13,26 m²
004	Ložnice	14,00 m²
005	Ložnice	16,93 m²
006	Šatna	11,52 m²
007	Koupelna+wc	4,51 m²
008	Koupelna+wc	5,86 m²
009	Koupelna+wc	6,15 m²
010	Pavlač	14,04 m²
Celková plocha		174,78 m²