



Apartment Studio (1+kk)

Sold

56.7 m², Prague 2, Nové Město





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Total area	57 m ²
Parking	-
Cellar	-
PENB	G
Reference number	40696

* 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 new duplex attic apartment was created during the reconstruction of an Art Nouveau apartment building with an elevator. The building is located on a quiet side one-way street near the Výtoň Embankment and the Botanical Garden.

On the entrance level (on the 6th floor), there will be a large living room with a preparation for a kitchen, a bathroom, and a foyer. In the attic, there is space for a bedroom/study.

The unit will be handed over in a state of **white walls**. You can choose to have the interior finished directly by the developer with the participation of its chief architect, or you can complete the interior by a contractor of your choice. The standard of the apartment includes **Sapeli fire and noise protection entrance doors**, insulated **triple-glazed windows with wooden frames** in the same style as those on the lower floors of the building, **underfloor heating** in all rooms connected to its own gas condensing boiler, an **optical Internet connection**, a Cetin landline, residential data distribution in all rooms, an STA connection, and a preparation for air-conditioning leading to every room.

The elegant district, built at the turn of the 19th and 20th centuries on the site of a former river barge settlement, offers pleasant living with a wide selection of restaurants and cafes in the area, as well as shops including a supermarket. The center can be quickly reached by tram from a nearby stop as well as by bike along a comfortable bike path. The opposite bank of the Vltava River in Smíchov is accessible by ferry year-round. The district is surrounded by several large green areas—Pod Hradbami Park, the Charles University Botanical Garden, or the Albertov Slopes.

Floor area 56.7 m².

For those interested in a larger apartment, connecting the neighbouring unit and creating [this apartment with a three-bedroom layout](#) is possible.

Visualizations are for illustrative purposes only.



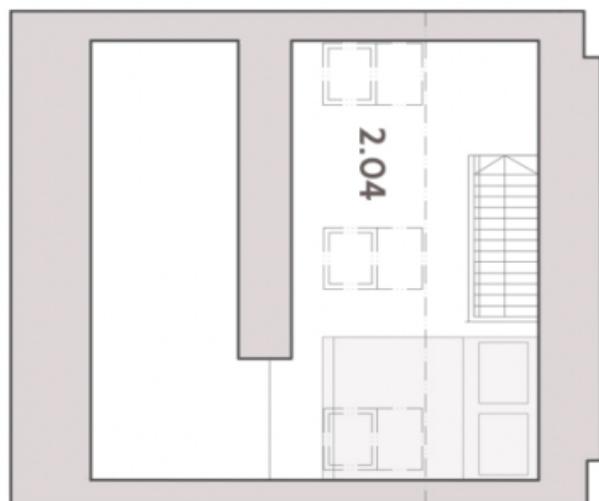
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PŮDORYS 7.NP



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