



Apartment Two-bedroom (3+kk)

Sold

115 m², Prague 1, Nové Město, Příčná





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Total area	160 m²
Floor area*	115 m²
Balcony	1 m²
Terrace	44 m²
Parking	2 garage parking spaces
Garage	Yes
Cellar	2 m²
PENB	C
Reference number	42798

This exceptional apartment with 2 parking spaces and a spacious terrace offering a stunning view of the New Town Hall is located on the penultimate floor of a Functionalist apartment building with an elevator, right in the center of Prague, on a quiet side street between the Můstek and Karlovo náměstí metro stations. The generously designed layout and air-conditioning in all rooms emphasize the high standard of living with quick access to all amenities.

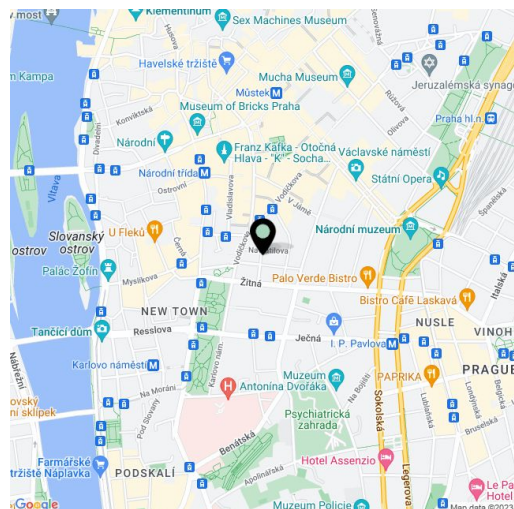
This bright and sunny apartment on the 5th floor features a southwest-facing living room with a kitchen, a primary bedroom with an **en-suite bathroom**, a second bedroom, a shared bathroom, and an entrance hall. Both the living room and master bedroom have direct access to a spacious wraparound **terrace**. The unit comes with **two garage parking spaces**, including electric vehicle charging capability, and a **cellar**.

The building has undergone a high-quality and sensitive renovation, with careful attention to preserving original architectural details while incorporating **premium materials**. Residents benefit from an **elevator**. The apartment is fitted with **oak hardwood floors**, large-scale wooden windows with triple-glazed insulation and electric **exterior blinds**, **Next Class III** security entrance **doors**, a fully equipped built-in kitchen, high-quality bathroom fixtures, and large-format tiling. Heating is provided by a central system.

The property is located near **Charles Square**, just a 3-minute walk from a metro and tram stops, and a 7-minute walk to the **Můstek** station on Wenceslas Square. The area offers complete civic amenities and plenty of cultural and social opportunities.

Floor area 114.9 m², terrace 44.2 m², balcony 1.25 m², cellar 2.31 m².

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.





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