



Apartment Two-bedroom (3+kk)

€ 509 656 | CZK 12 800 000

90 m², Prague 2, Nové Město, Koubkova





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Total area	97 m ²
Floor area*	90 m ²
Terrace	7 m ²
Parking	-
Cellar	-
PENB	E
Reference number	102704

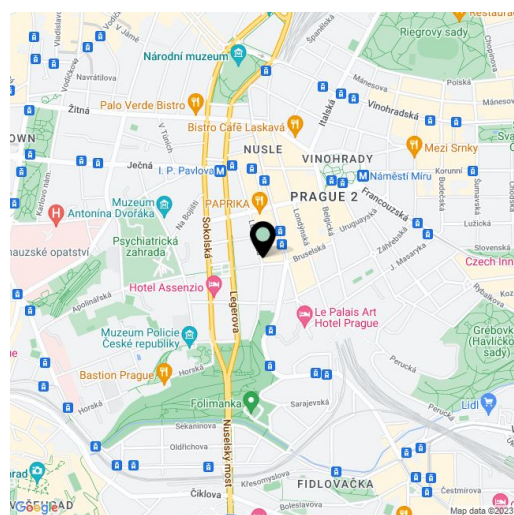
This sunny duplex apartment with a roof terrace offering panoramic views of the surroundings is located on the 5th and 6th floors of a revitalized apartment building with an elevator, set in a desirable part of New Town, just a few minutes' walk from Peace Square and the I.P. Pavlova metro station. The famous Havlíčkovy Sady and Folimanka parks with quality sports facilities are nearby.

The layout of the apartment on the lower level consists of a living room with a kitchen, a bathroom, a hallway with a staircase to the upper floor, and an entrance hall. The upper level consists of an open gallery, 2 bedrooms, a bathroom with a bathtub, and a roof terrace accessible from the gallery and the bedroom.

The apartment has **wooden parquet floors** in combination with tiles in the bathrooms, a staircase with wooden steps, and a kitchen with **built-in appliances**. Heating and hot water are provided by a combined **gas boiler**.

Boasting a great address in the wider center of Prague, on a quiet one-way street, in the immediate vicinity of which there are many restaurants, bistros, cafes, shops, doctors' offices, and state and private schools including a **Lauder's** kindergarten, elementary school, and high school. Seasonal **farmers' markets** are held on Tyl Square. There are several parks for relaxation in the greenery – **Folimanka** with a playground and sports facilities, Kateřinská Zahrada, or Havlíčkovy Sady with the **Grébovka** villa. The **I.P. Pavlova** metro station and tram stop are about a 5-minute walk away.

Floor area 90.2 m², terrace 7.2 m².



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



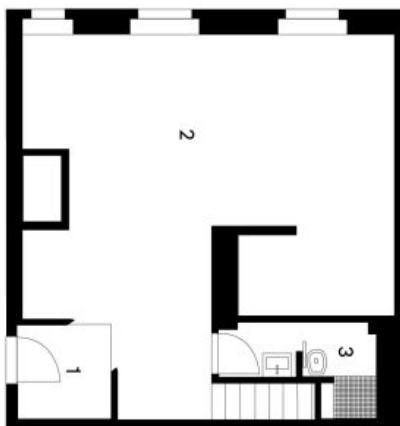
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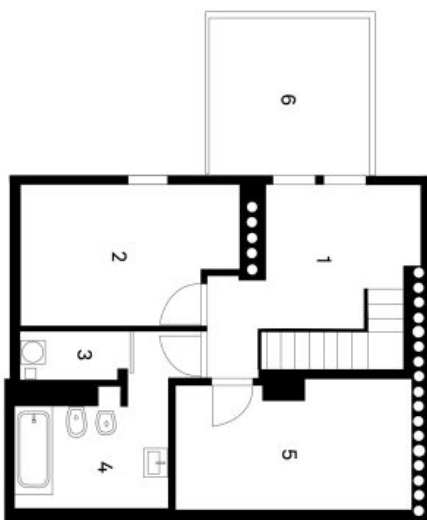
Koubkova

6. NP



- | | | |
|---|-----------------------|----------------------|
| 1 | Vstupní hala | 3,00 m ² |
| 2 | Obývací pokoj+ kuchyň | 41,10 m ² |
| 3 | Koupelna | 4,00 m ² |

7. NP



- | | | |
|---|--------------------|----------------------|
| 1 | Hala se schodištěm | 12,50 m ² |
| 2 | Ložnice | 10,80 m ² |
| 3 | Komora | 1,10 m ² |
| 4 | Koupelna | 7,50 m ² |
| 5 | Ložnice | 10,20 m ² |
| 6 | Terasa | 7,20 m ² |