



## Apartment Two-bedroom (3+kk)

€ 998 797 | CZK 24 900 000

126.5 m², Prague 2, Nové Město, Podskalská





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Total area	147 m²
Floor area*	127 m²
Terrace	21 m²
Parking	-
Cellar	-
PENB	G
Reference number	108345

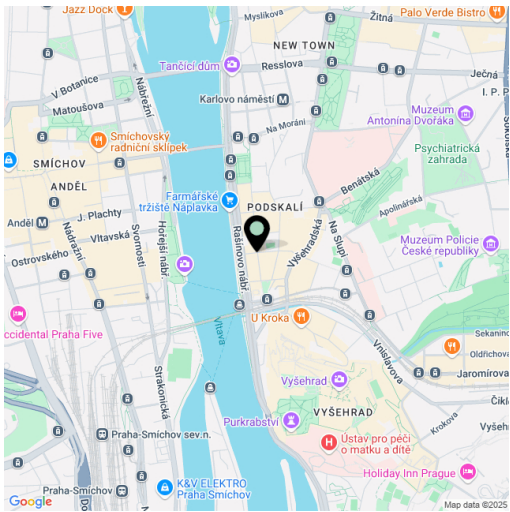
This spacious duplex apartment with air-conditioning, high-end furnishings, and a 20-square-meter west-facing terrace offering beautiful views of Petřín, Vyšehrad, and the entire Vltava valley, created through a new conversion in a restored Art Nouveau building with an elevator, is located on a quiet one-way side street, just a short distance from the Výtoň embankment and the botanical garden, only a few minutes' drive from the city center.

On the entry level of the apartment (6th floor), there is a large living room with a kitchen, a bedroom, a bathroom (with a large walk-in shower), a separate toilet, a technical room, and a hallway. The staircase in the living room leads to the attic, where there is a second bedroom with an en-suite bathroom and a walk-in closet, separate toilet, a stairway, and access to the terrace. The terrace is adjacent to a storage room for garden furniture. The bedrooms on both levels have windows overlooking a quiet courtyard.

The apartment was built in 2022, and the interior was updated to its current form in 2024. Floors are wooden, and there is plenty of storage space provided by custom-built furniture. The furnishings include Sapeli security fire-resistant and soundproof entry doors, windows with insulating triple-glazing and wooden frames in the style of windows in the lower floors of the building, air-conditioning, and underfloor heating in all rooms (connected to its own gas condensing boiler). The kitchen is fully equipped with branded appliances.

The pleasant location offers a wide range of restaurants and cafés, and is near a popular children's playground, a nursery and primary school, a high school, and the medical faculty of Charles University. There are also shops nearby, including a supermarket. The city center is just a few minutes away, not only by tram from the nearby stop but also by bike along a comfortable bike path along the Vltava River. The area is enhanced by green spaces such as Pod hradbami Park, the Botanical Garden of Charles University, and the vast Vyšehrad grounds.

Floor area 126.5 m², terrace 20.7 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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PŮDORYS 7.NP



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8.NP



7.NP



BYT 1 / 3+kk / 7.NP 8.NP		M²
1.01	PŘEDSÍŇ	7.7
1.02	WC	1.3
1.03	LOŽNICE	12.0
1.04	KOUPELNA	3.5
1.05	OBÝVACÍ POKOJ + KK	43.5
1.06	TECHN. MÍSTNOST	3.7
1.07	SCHODIŠTĚ	2.9
1.08	CHODBA	5.9
1.09	WC	1.5
1.10	LOŽNICE	26.0
1.11	KOUPELNA	3.5
1.12	ŠATNA	4.1
1.13	SKLAD	1.8
PLOCHA BYTU CELKEM		117.1
OSTATNÍ KONSTRUKCE BYTU		9.4
CELÝ BYT DLE NV 366/ 2013		126.5
1.14	TERASA	20.7



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