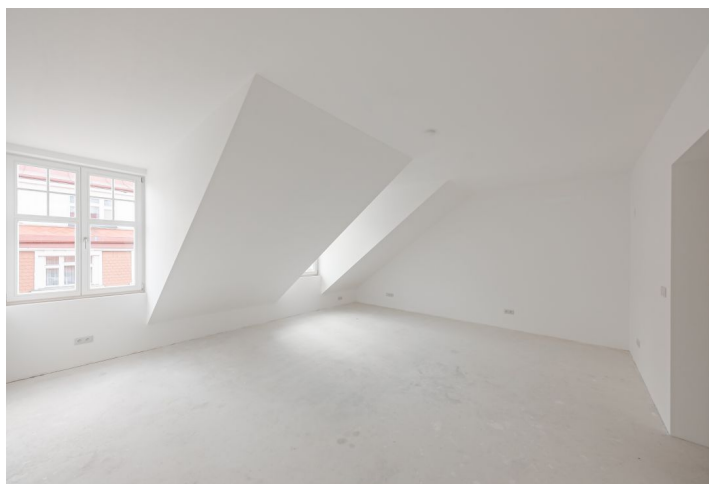




Apartment Three-bedroom (4+kk)

€ 907 079 | CZK 22 999 000

147.6 m², Praha 2, Nové Město





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Total area	170 m ²
Floor area*	148 m ²
Terrace	22 m ²
Parking	-
Cellar	-
PENB	G
Reference number	40695

* 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 with a terrace that faces west toward the courtyard 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. From the terrace, there are beautiful views of Petřín, Vyšehrad, and the entire Vltava valley towards Podolí. Public transport is within walking distance (1-minute walk to a tram stop, 4-minute walk to the metro), the city center is accessible by bike, and all services are within walking distance.

On the entrance level (on the 6th floor), there will be a large living room accessible via the future kitchen, 2 bedrooms (1 with a dressing room), a bathroom, a foyer, and a utility room. The staircase in the living room leads to the attic, where there will be a master bedroom with a dressing room and bathroom, a separate toilet, and a staircase hall. From the hallway and the bedroom, you can access the more than **twenty-meter terrace**.

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, **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, a playground, a kindergarten and elementary school, a high school, and the Charles University medical faculty. The center can be quickly reached by tram from a nearby stop as well as by bike along a comfortable **bike path** along the Vltava River. The district is surrounded by several **large green areas**—Pod Hradbami Park, the Charles University Botanical Garden, or the Albertov Slopes.

Floor area 144.5 m², terrace 21.27 m².

Visualizations are for illustrative purposes only.



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