



## Apartment for sale, 4+kt/T, 183 sqm, Prague 2 - Nové Město



🏠 183 m<sup>2</sup> 📄 Pod Slovany, Praha 2 - Nové Město 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|              |  |                                    |                            |
|--------------|--|------------------------------------|----------------------------|
| Order number | <b>N5877</b>                             | Price                              | <b>Sold</b>                |
| Address      | <b>Pod Slovany, Praha 2 - Nové Město</b> | Type                               | <b>Apartments</b>          |
| Disposition  | <b>4 + kitchenette</b>                   | Usable area                        | <b>183 m<sup>2</sup></b>   |
| Offer status | <b>Sold</b>                              | Floor area                         | <b>165 m<sup>2</sup></b>   |
| Low energy   | <b>No</b>                                | Energy performance of the building | <b>D - Less economical</b> |
| Floor        | <b>5th floor</b>                         | Apartment type                     | <b>Maisonette</b>          |
| Device       | <b>No</b>                                | Terrace                            | <b>17 m<sup>2</sup></b>    |
| Cellar       | <b>2 m<sup>2</sup></b>                   | Lift                               | <b>Yes</b>                 |

## About real estate

We offer for sale a modern and air-conditioned duplex 4+kt with a terrace with a total usable area of 183 sqm in Prague 2 - Nové Město. The apartment is situated on the 5th and 6th floor of a completely renovated apartment building with elevator, near Rašín's Embankment, Palacký Square and Emmaus Monastery. It includes a western terrace of 17.3 sqm. In the basement of the house, residents can enjoy a relaxation area with a sauna, changing rooms and a rest room.

The lower floor (106 sqm) includes an entrance hall with built-in wardrobes, a spacious living room with kitchenette, dining area and fireplace, a bedroom with en-suite bathroom (shower, bath) and a separate toilet. The kitchen is equipped with all appliances - hob, extractor hood, hot-air oven, dishwasher, fridge-freezer, microwave. The bedroom of 36 sqm can be simply modified with an extra wardrobe or extended by another living room.

The upper floor (60 sqm) offers an open gallery, two separate bedrooms with access to a terrace facing the courtyard, a bathroom with bath and toilet, a dressing room and a storage room.

All living rooms are air-conditioned. Wooden floors, heated tiles in corridors and bathrooms, security doors, studio skylights with remote control, video phone, connection to PCO. The apartment has a cellar.

All amenities (shops, restaurants, farmers' markets) and excellent transport accessibility. A sought-after part of Prague near the Vltava embankment, social life, culture and sports. Nearby metro station B - Karlovo náměstí, tram stop Palackého náměstí or Botanická zahrada.