



## Apartment Two-bedroom (3+1)

€ 1 002 607 | CZK 25 000 000

123.7 m², Prague 1, Staré Město, Veleslavínova





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Total area	124 m²
Parking	-
Cellar	-
Service price	2 576 CZK monthly
PENB	E
Reference number	103344

This spacious, bright apartment with high ceilings and a classic layout is part of a perfectly maintained Art Nouveau building with an elevator. An attractive place in the middle of the historical core of Prague in close proximity to Old Town Square.

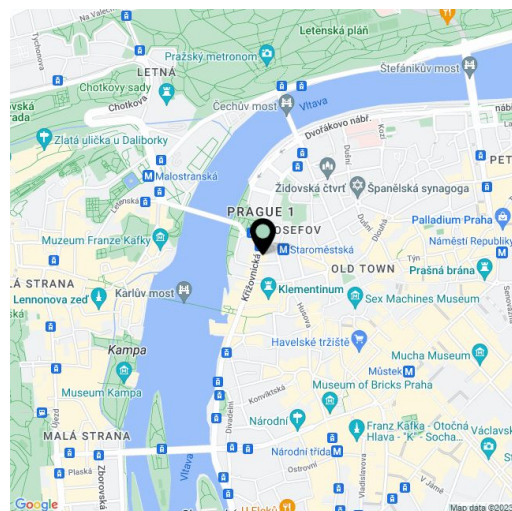
The layout of the 4th floor apartment consists of a walk-through living room, 2 bedrooms (accessible from the living room and the large central hall), a separate kitchen with a window towards the **courtyard**, a pantry, a bathroom, a toilet and a storage room.

The interior, lit by large casement windows, has original refurbished parquet floors, and the door panels are decorated with **etched glass**. The toilet has heated tiles. Security is provided by an alarm and a videophone. The ceiling height is 3.8m. The last renovation of the apartment took place in 2000. **The completely renovated building** has a richly decorated entrance hall and a new **elevator**. In the nearby Rudolfinum underground garages, it's possible to rent a parking space on a long-term basis.

The corner building is located just a few steps from the **Vltava embankment**, the Staroměstská metro station and tram stop, not far from the former Jewish Quarter, luxurious Pařížská Street, and many monuments, such as **the Charles Bridge, the Rudolfinum, the Klementinum, or the Old Town Astronomical Clock**. There are many restaurants and cafes in the immediate vicinity, as well as theaters, university faculties and a dance conservatory, a library, a grocery store, and a post office.

Floor area 123.7 m².

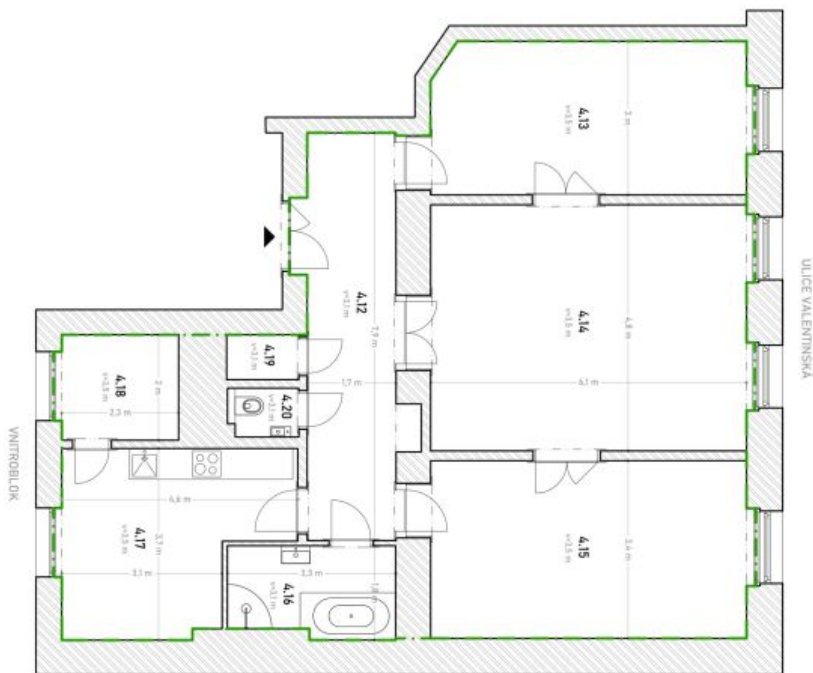
The property is rented until 30.6.2024



\* 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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WATER MECHANISMS		
4.4.1 - air (A)		
EA PERMS	FLUIDITY (μ)	8.5
4.2 DUCTILITY		8.0
4.3 PERMEABILITY		30.3
4.5 PERMEABILITY		21.6
4.6 PERMEABILITY		5.7
4.7 PERMEABILITY		16.3
4.8 PERMEABILITY		6.9
4.9 PERMEABILITY		11
4.10 PERMEABILITY		13
4.11 PERMEABILITY		14.1
4.12 PERMEABILITY		12.2