



Apartment Three-bedroom (4+kk)

€ 1 286 874 | CZK 32 500 000

167.05 m², Prague 1, Staré Město, Benediktská





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| | |
|------------------|--------------------|
| Total area | 184 m ² |
| Floor area* | 167 m ² |
| Loggia | 17 m ² |
| Parking | - |
| Cellar | - |
| Service price | 3 092 CZK monthly |
| PENB | G |
| Reference number | 100345 |

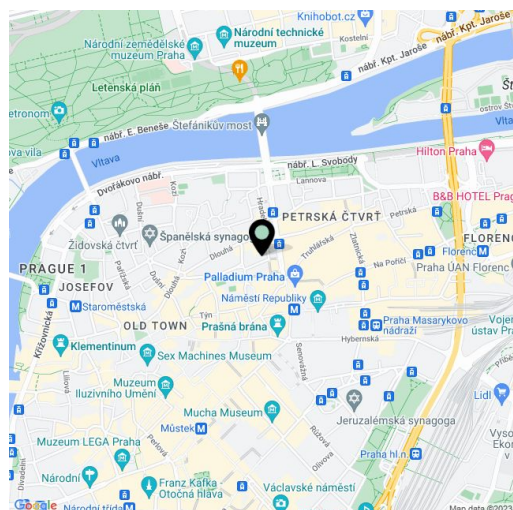
This recently reconstructed spacious two-level apartment with large rooms and two loggias is situated on the top floors of a classic brick building located right in the historical core of the city between Republic and Old Town squares, away from the main tourist arteries.

As part of the layout change in 2020, a space on the 4th floor was added to the apartment on the 5th floor. The entrance level on the 4th floor consists of a living room, a kitchen, a bedroom with an **en-suite bathroom**, a room, a **dressing room** with access to the **loggia**, a separate toilet with a bidet, a storage room with a connection for a washing machine, and a spacious entrance hall. On the upper level (5th floor) is a room with a second loggia and a large bathroom.

Original elements (windows, wooden doors, handles) have been preserved in the apartment. The bathrooms are lined with marble, and the interior features **Philippe Starck furniture**. The kitchen is fully equipped with **Siemens and LG appliances**. Heating is by a gas boiler. The building has elegant common areas and a **modern elevator**.

The attractive location provides everything you need at your fingertips. In the immediate vicinity are 2 shopping centers, many other shops, restaurants, cafes and clubs, cinemas and theaters, as well as schools of all levels. The place also has excellent transport connections thanks to a metro station and tram stops about a 2-minute walk from the building.

Floor area 167,05 m², loggia 17,04 m² (2 x 8,52 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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| | | |
|-----|------------------|----------|
| 101 | Chodba | 18,48 |
| 102 | Pokoj | 21,93 |
| 103 | Obývací místnost | 35,60 |
| 104 | Kuchyně | 11,12 |
| 105 | WC | 6,94 |
| 106 | Lázeň | 17,66 |
| 107 | Komora | 3,60 |
| 108 | Šatna | 14,92 |
| 109 | Lodžie | 8,52 |
| | | 138,97 m |



| | | |
|-----|---------|---------|
| 201 | Chodba | 5,62 |
| 202 | Pokoj | 18,51 |
| 203 | Kuchyně | 12,27 |
| 204 | Lodžie | 8,62 |
| | | 45,12 m |

