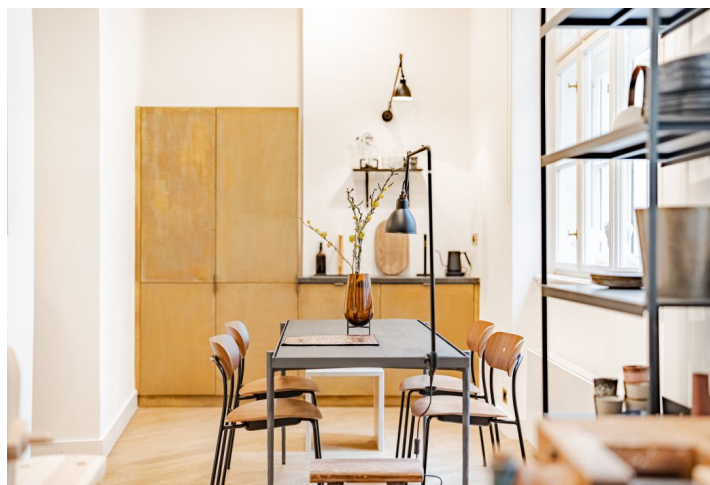




Apartment Studio (1+kk)

65 m², Prague 1, Staré Město

€ 613 344 | CZK 15 490 000





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Total area	65 m ²
Parking	-
Cellar	3 m ²
Service price	9 741 CZK monthly
PENB	G
Reference number	100973

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This magical semi-residential studio with a captivating atmosphere and views of a private garden is located on the ground floor of a listed building in the heart of the city, just a few steps from Charles Bridge, the Klementinum, and the Bethlehem and Old Town squares.

The area with a ceiling height of 3.6 m of the unit consists of a living room with dining, relaxation, work, and sleeping areas, as well as a bathroom with a toilet, and a foyer. There is a tea kitchen in the dining area. The studio has windows that only face the **quiet, landscaped private garden**.

The corner building was built according to the designs of a prominent architect in 1855-63 on **Gothic foundations**. Reconstructed in 2006, it has two entrances and an elegant 24-hour reception and common areas. Floors in the unit are **wooden**, the space is air-conditioned, the bathroom is equipped with quality sanitary ware, and the kitchen is made of aged **brass**. Modern **designer elements** were successfully incorporated into the historic space. The unit comes with a cellar situated on the 2nd underground floor.

An impressive location in an ancient alley, in the neighborhood of the Pražská krizovatka cultural center in the former Church of St. Anna and other historically significant buildings, less than a 5-minute walk from the Charles Bridge or the Old Town Astronomical Clock. A tram stop and a metro station are close-by.

Floor area of the studio 62 m², cellar 2.6 m².

Subject to special legal conditions.

**Apartment Studio (1+kk)**65 m², Prague 1, Staré Město**€ 613 344 | CZK 15 490 000****Studio 33**

No.	room	m ²
1.	Living room	19,20
2.	Kitchen	12,80
3.	Bedroom	19,90
4.	Wardrobe	3,60
5.	Bathroom + toilet	6,50
Total m ²		62,00

Ground floor
Přístaví**Studio 33**

č.	místnost	m ²
1.	Obývací pokoj	19,20
2.	Kuchyňský kout	12,80
3.	Ložnice	19,90
4.	Šatna	3,60
5.	Koupelna + WC	6,50
Celkem m ²		62,00

