



## Apartment Two-bedroom (3+1)

Sold

110 m<sup>2</sup>, Praha 1, Staré Město, Platnéřská





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Total area	116 m <sup>2</sup>
Floor area*	110 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 206 CZK monthly
PENB	G
Reference number	101859

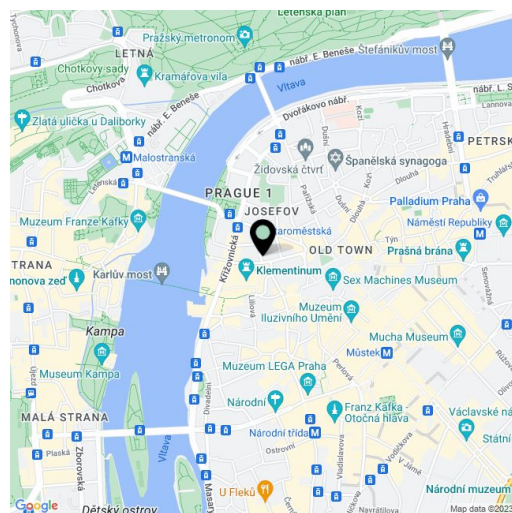
**This elegant apartment with high ceilings, 2 balconies, quality equipment, and air-conditioning offers decent living in the very center of the city in the vicinity of Klementinum and a few steps from the Charles Bridge.**

The practical layout of the apartment on the 2nd floor offers a living room with a **south-facing balcony**, a kitchen with a dining room, a master bedroom with an en-suite bathroom and a **balcony**, a second bedroom with its own bathroom, an entrance hall, and a service bathroom with a connection for a washing machine. The windows of both bedrooms face north onto the **courtyard**, and the living room and kitchen have windows facing Platněřská Street.

The apartment with 3.75 m high ceilings was **carefully renovated** in 2023. The entire space is cooled by **air-conditioning** located in the ceiling; large **renovated casement windows** let in plenty of light; the floors are **parquet in a chevron pattern**, **cast iron radiators**, paneled cassette doors, and the original refurbished hard wood entrance door contribute to the period style. The kitchen is equipped with premium French **De Dietrich** appliances and **marble** worktops. A Vaillant gas boiler provides heating with a storage tank; the apartment is guarded by a **Jablotron** security system. The building is nicely decorated and has an **elevator**.

**The Art Nouveau building** stands on a one-way side street near the **National Library in Klementinum**, near an **embankment** with a wharf, the **Charles Bridge**, or **Old Town Square**. There are countless restaurants, cafes, and shops in the immediate vicinity, and conservatories, university faculties, churches, and synagogues are nearby. Excellent transport accessibility is ensured by the metro (line A) and several tram lines.

Floor area 110.4 m<sup>2</sup>, balconies 3.3 m<sup>2</sup> and 1.9 m<sup>2</sup>.



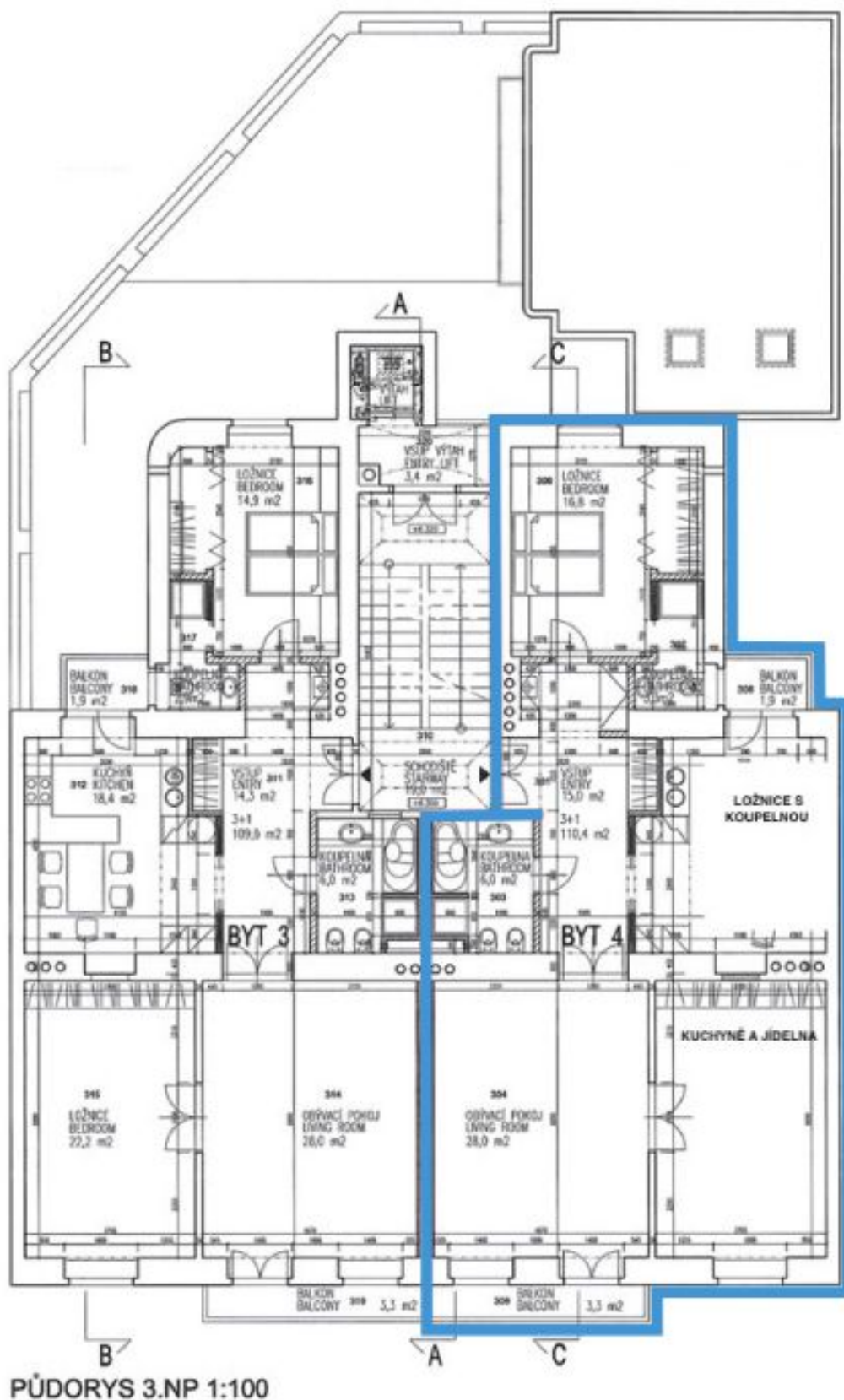
\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.



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