



## Apartment One-bedroom (2+1)

Sold

81 m<sup>2</sup>, Prague 1, Staré Město, U Obecního dvora





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Total area	83 m <sup>2</sup>
Floor area*	81 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	102477

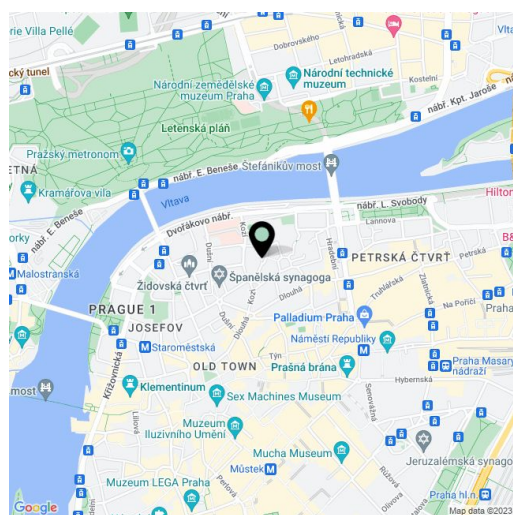
**This apartment suitable for reconstruction with a balcony offering impressive view of the treetops on the square called Kozí plácek is located on the 2nd floor of a historic corner building in the unique place—the Haštalská district. With its narrow winding streets, it resembles the romantic parts of Paris.**

The current layout consists of 2 rooms, a kitchen, a bathroom (with a window to the skylight), a separate toilet, and an entrance hall. One room leads to the **southwest-facing balcony**.

The apartment with **high ceilings** is cleared and ready to be completely renovated. Windows are **casement**, floors are **parquet**. The building is nicely arranged and maintained, and has **elegant common areas** and an **elevator**.

**The magical Haštalská district** with a long history of settlement and many architectural gems is full of cafes and restaurants, clubs and shops, and the nearby **gardens of the St. Agnes Convent** form a peaceful green oasis. Excellent transport accessibility is ensured by nearby public transport stops (metro, trams, and buses).

Floor area 81.2 m<sup>2</sup>, balcony 2 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.