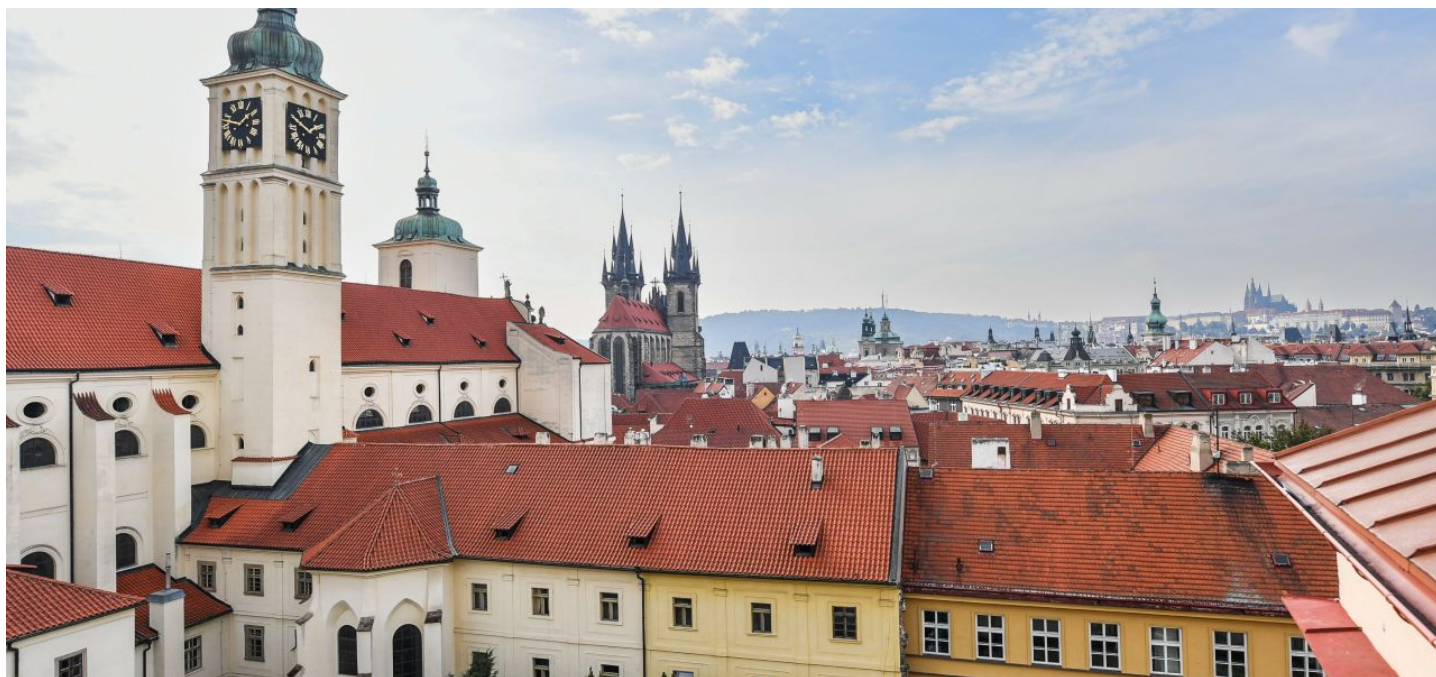




## Apartment Two-bedroom (3+kk)

€ 985 222 | CZK 25 000 000

117 m<sup>2</sup>, Praha 1, Staré Město, Rybná





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|                  |                                     |
|------------------|-------------------------------------|
| Total area       | 117 m <sup>2</sup>                  |
| Parking          | Possibility to rent a parking space |
| Cellar           | -                                   |
| PENB             | G                                   |
| Reference number | 102929                              |

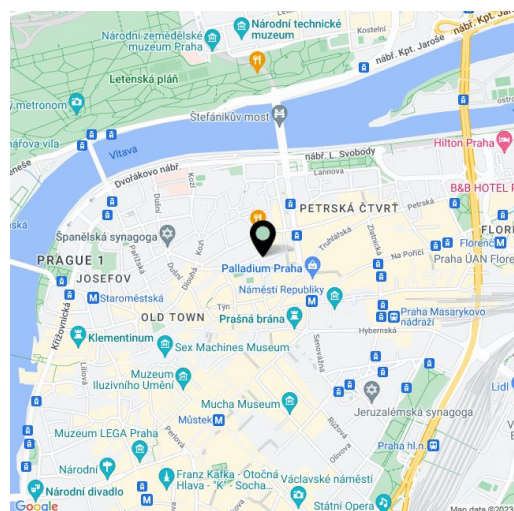
**This renovated apartment with views of the Týn Church is located on the 6th floor of a nicely decorated historic apartment building in the very city center, on a side street between Republic Square and Old Town Square.**

The over one hundred meter area of the apartment consists of a living room, an adjoining kitchen with a dining area, 2 bathrooms (one with a bathtub, shower, and toilet; the other with a shower and a toilet), and an entrance hall.

The floors are parquet and tiled, and the bathroom has **underfloor heating** as well as **cooling** with an LG heat pump and ceiling foils. If interested, it is possible to hand over the apartment **completely furnished**, as shown in the photos. The **Art Nouveau building has elegant common areas, an ornate facade, and elevator**. Access to the apartment is from the lower floor via a short **spiral staircase**. The partial reconstruction of the common areas, including a new elevator, is planned. **It is possible to rent a parking space in the neighboring street.**

The excellent location of the building in the **historic center** allows you to have everything you need at your fingertips. There are 2 shopping centers and a shopping arcade with **gourmet shops** in close proximity, many cafes, and restaurants, **galleries**, concert halls, theaters, and cinemas, but also services for everyday life - supermarkets, kindergarten, and elementary school as well as high schools. Nearby are also university faculties.

Floor area 116.9 m<sup>2</sup>.



\* 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.