



## Apartment Two-bedroom (3+kk)

Sold

166 m<sup>2</sup>, Prague 1, Staré Město





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Total area	181 m <sup>2</sup>
Floor area*	166 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	11 900 CZK monthly
PENB	G
Reference number	103078

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

**Unique offer of a first-class, air-conditioned attic apartment with a terrace overlooking the tower of the Old Town Hall. This designer gem is hidden on the top floor of an elegant Art Nouveau building in an attractive area, on Široká Street between the churches of St. Spirit and U Salvátora and the Spanish Synagogue, in close proximity to Pařížská Street.**

The generous layout of the 5th floor apartment offers a spacious living room with a dining area and adjoining kitchen, a separate bedroom with an en-suite bathroom, a second, open bedroom with its own bathroom and separate toilet, a closet, a guest toilet, and an entrance hall. In the living room is an entrance to the **southeast-facing terrace** towards the **courtyard**.

High-quality facilities include **terrazzo, wood, laminate, and iron surfaces, Bellfires gas fireplace**, lighting by **British design icon Tom Dixon, Gaggenau** (fridge-freezer, wine cooler, induction hob), and **Miele** (washer, dryer, dishwasher) appliances, coffee machine), a Faber pull-out hood, **Tres, Boffi, and Kludi** faucets, an **MDF Italia** dining table, **Kartell** chairs and sofa set, **Bang & Olufsen TV and speaker system, air-conditioning**, security equipment, and a **pergola** on the terrace. The building has elegant common areas and an **elevator**. The apartment includes space in the basement for building a cellar.

A lucrative area in the very heart of Old Town, close to Pařížská Street, Old Town Square, the picturesque winding streets of the Haštalská quarter, and the gardens of the St. Agnes Monastery. The neighborhood is full of quality cafes, restaurants and shops, including the boutiques of global brands and Czech designers. Everything you need is within walking distance, convenient access to other parts of Prague is possible thanks to the nearby metro and tram stations.

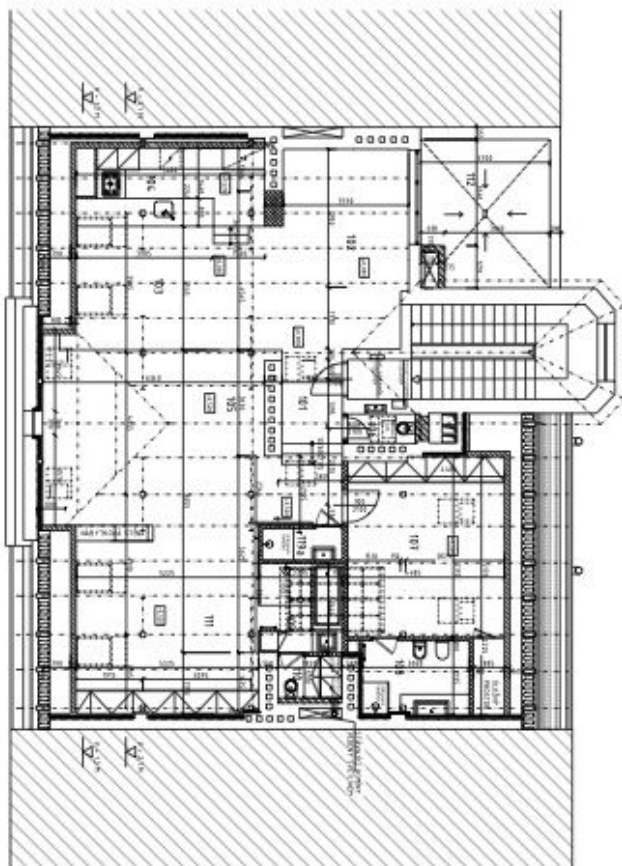
Floor area 166.3 m<sup>2</sup>, terrace 14.3 m<sup>2</sup>.



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č. n.	název	plocha m <sup>2</sup>	podlaha
101	HALL	112	TERAZO
102	OBÝVAČI POKOJ	22,5	TERAZO
103	JEDLNA	19,3	TERAZO
104	KUCHĚŇ	11,5	OBÝVAČ. KATEDROVANA
105	OBÝVAČI POKOJ	21,3	OBÝVAČ. KATEDROVANA
106	WC	10,8	TERAZO
107	LÓŽNICE	38,8	OBÝVAČ. KATEDROVANA
108	KOUPELNA	11,1	VEŠ. DLAŽBA
109	KOUPELNA	8,0	VEŠ. DLAŽBA
109a	KOUPELNA	2,0	VEŠ. DLAŽBA
110	WC	2,2	VEŠ. DLAŽBA
111	LÓŽNICE	29,8	OBÝVAČ. STĚNA
<b>CELKEM</b>		<b>166,3</b>	
112	TERAZO	166,3	TERAZO

**LEGENDA MATERIÁLŮ**

- STĚNACÍ KONSTRUKCE
- KONSTRUKCE NOVÉ - SÁBOKARTONOVÉ PLOCHY
- KONSTRUKCE NOVÉ - TERAZO
- bez konstrukce střešního pláště
- SÁBOKARTONOVÉ PLOCHY
- KEZ KONSTRUKCI - ZATŘEPENÍ STĚNACÍCH STĚN

0 5m