



## Apartment Three-bedroom (4+kk)

€ 1 136 137 | CZK 28 500 000

162 m<sup>2</sup>, Prague 1, Staré Město, Melantrichova





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Total area	162 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	104555

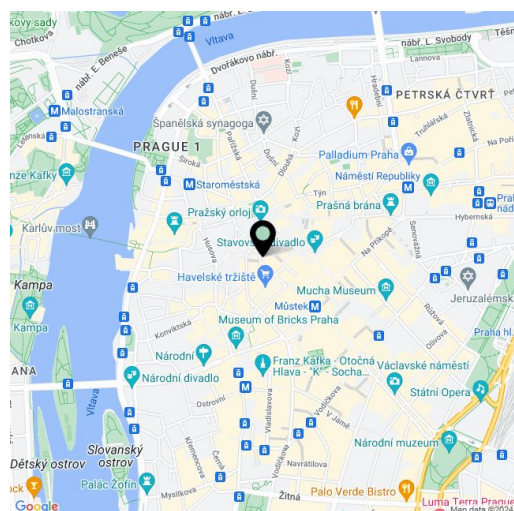
This pleasantly bright and airy apartment with large rooms, high ceilings and, above all, unique views of Prague's monuments, including Hradčany and Týn Cathedral, is located on the 3rd floor of a historic building with Gothic foundations, just a few steps from the Old Town Astronomical Clock. Although the house is part of one of Prague's most attractive tourist areas, its location in the courtyard makes the apartment very quiet.

The entrance to the apartment is through the vestibule in the open living room with a kitchen. From this large space, doors lead to all the other rooms: the bedroom, two more rooms, and a **spacious bathroom with a window**. The layout can be adapted according to your ideas as the internal partitions are not load-bearing.

The listed building has a **Gothic core**, later modifications are **Renaissance and Classicist**, and facing the courtyard is a **Baroque gallery**. No elevator. The apartment was modified to its current form and approved in about 1998. The **casement wooden windows** are replicas of the original ones, the **floors** are **wooden**, and the interior and entrance doors are made of solid wood. Heating is by a Junkers gas boiler. **The apartment is separated from the common areas by an enclosed staircase, thus offering complete privacy**. Residents have access to a shared space for prams/bicycles on the ground floor of the house. The entrance door to the house is protected by a **decorative wrought iron gate**.

A lucrative area in the very heart of Old Town, in the immediate vicinity of Old Town Square, near the luxurious **Na Příkopě** and **Pařížská streets**, as well as the **Charles Bridge**. The Staroměstská metro station and Můstek transfer station are a few minutes' walk away. There are many restaurants, cafes, and clubs in the vicinity, as well as theaters and galleries. The proximity to a supermarket or a kindergarten and elementary school are added benefits. The park in front of **the Church of St. Nicholas** is a nearby green oasis and **the Franciscan or the Za svatyněmi gardens** are also close.

Floor area 162 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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