



## Apartment Four-bedroom (5+kk)

€ 1 425 460 | CZK 36 000 000

174 m<sup>2</sup>, Prague 1, Staré Město, Michalská





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Total area	186 m <sup>2</sup>
Floor area*	174 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	105370

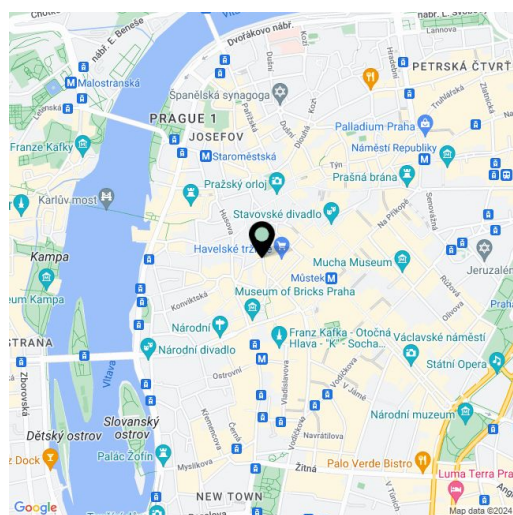
This beautiful attic air-conditioned apartment with four bedrooms and two terraces is situated in an exceptional area in Old Town, a short walk from Uhelný trh Square and a few minutes' walk to Old Town Square. The nearly 200-meter interior is dominated by exposed ceiling beams, wooden parquet floors, and other selected decors, which together create a stylish and harmonious home.

The apartment is located on the top, 4th floor of a historic building with an **elevator** and a classic courtyard terrace system. It consists of a beautiful divided space for a living room, kitchen, and dining area, **4 bedrooms**, and 2 bathrooms. The **ceiling** reaches a height of **3.8 meters** at its highest point.

New electricity and gas distribution systems, security entrance doors, **wooden Euro windows**, and **Sapeli interior doors** were installed in the apartment. The bathrooms are equipped with brand-name sanitary ware. Thermal comfort in summer is provided by **Daikin air-conditioning**, and in winter by underfloor heating connected to a **Viessmann** gas boiler. The use of the apartment is simplified by the **central vacuum cleaner**, electric control of the skylights, and **PARADOX** electronic security system. An optical cable for high-speed Internet is in the building, and a camera system recording common areas is being prepared. The elevator goes to the 3rd floor.

The location of the building in the historic center near the **Charles Bridge**, **Kampa Island**, or the **National Theater** offer excellent transport accessibility and social life in the immediate vicinity - there are galleries, concert halls, theaters and cinemas, restaurants, bars and cafes, but also services for everyday life, including shopping centers, shopping arcades, supermarkets, or schools.

Floor area 174.2 m<sup>2</sup>, terraces 5.7 m<sup>2</sup>+ 5.9 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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