



Apartment Three-bedroom (4+kk)

€ 1 891 626 | CZK 48 000 000

172.3 m², Praha 1, Staré Město, Křižovnická





Apartment Three-bedroom (4+kk)

€ 1 891 626 | CZK 48 000 000

172.3 m², Praha 1, Staré Město, Křižovnická

Total area	172 m ²
Parking	-
Cellar	-
PENB	G
Reference number	105776

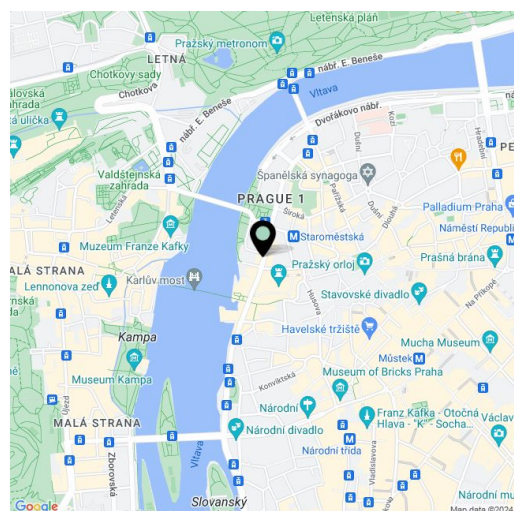
An offer of an above-standard spacious apartment with a balcony and a view of Hradčany, which extends over the entire 4th floor of a historic building with an elevator, located in a prestigious area of the Old Town, in the immediate vicinity of the Charles Bridge and the green Alšovo embankment. The apartment will be created by joining 2 adjacent units.

The current layout of one apartment consists of a living room, a separate large kitchen, 1 bedroom, a bathroom, a toilet, a storage room and an entrance hall. The second apartment has a living room, 2 bedrooms, a bathroom, a toilet and an entrance hall. According to the proposal, the layout of both apartments can be adjusted to create a **representative, nearly hundred-meter-long living space** with an open kitchen, illuminated by a number of windows providing a **view of the Vltava and Hradčany**. The windows of all three bedrooms would now face the **quiet courtyard**, one of the bedrooms would have an en-suite bathroom with access to the **balcony**, the other two bedrooms would have a shared bathroom. Two separate toilets will remain.

The house with a decorative facade was built in 1897, the **elevator** leads to the mezzanine. The floors of the apartments are **original parquet**, the windows are **wooden casement**, the doors are **massive**. Heating is provided by gas boilers.

There are many **historical monuments** in the vicinity, for example the **Charles Bridge, Klementinum, Rudolfinum** or the **Old Town Hall**, but there are also services needed for everyday life. Nearby are shops, restaurants, cafes, schools from kindergartens and elementary schools, through **Czech-English high school** or **dance conservatory**, to **university faculties**. The opportunity to escape into the **greenery** is offered by the park-like **Alšovo embankment** and the **rest area** at the **Smetana embankment** with impressive views. Excellent transport accessibility is ensured by the A metro line and many tram lines.

Floor area 172.3 m², balcony 2.7 m².



* 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.



Apartment Three-bedroom (4+kk)

€ 1 891 626 | CZK 48 000 000

172.3 m², Praha 1, Staré Město, Křižovnická



KŘIŽOVNICKÁ 6, STARÉ MĚSTO PRAHA 1 BYT Č. 9+10 NÁVRH

BYT Č. 9+10 S.1.

Č.č.	Název místnosti	Plocha (m ²)
S.1.1	HALA	9,2
S.1.2	KOUPELNA	4,9
S.1.3	POKOJ	19,1
S.1.4	KOUPELNA	6,4
S.1.5	POKOJ	90,2
S.1.6	KOUPELNA	4,6

Č.č.	Název místnosti	Plocha (m ²)
S.1.7	HALA	9,1
S.1.8	KOUPELNA	4,8
S.1.9	POKOJ	12,9
S.1.10	POKOJ	15,2
CELKEM		176,4

PLOCHA BYTU (dle předpisu č. 364/2013 Sb.) **188**

S.1.11 BALKON 2,7



Apartment Three-bedroom (4+kk)

€ 1 891 626 | CZK 48 000 000

172.3 m², Praha 1, Staré Město, Křižovnická



KŘIŽOVNICKÁ 6, STARÉ MĚSTO PRAHA 1 BYT Č. 10 STAVAJÍCÍ STAV

BYT Č. 10 S.2.		
Č.M.	NÁZEV MÍSTNOSTI	PLOCHA [M2]
S.2.1	HALA	12,8
S.2.2	KOUPELNA	4,9
S.2.3	POKOJ	27
S.2.4	POKOJ	22,4
S.2.5	KUCHYŇE	19,1
S.2.6	WC	1
S.2.7	KOMORA	1,5
CELKEM		88,7
PLOCHA BYTU (složitelnost 380/2013/56)		95,5
S.2.8	BALKON	2,7



Apartment Three-bedroom (4+kk)

€ 1 891 626 | CZK 48 000 000

172.3 m², Praha 1, Staré Město, Křižovnická



KŘÍŽOVNICKÁ 6, STARÉ MĚSTO PRAHA 1 BYT Č. 9 STAVAJÍCÍ STAV

BYT Č. 9 5.1.

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA [M ²]
5.1.1	PALA	8,9
5.1.2	KOUPELNA	4,6
5.1.3	POKOJ	14,9
5.1.4	POKOJ	22,7
5.1.5	POKOJ	16,6
5.1.6	WC	1,6
5.1.7	KUCHYŇE	13,8
	CELKEM	83,1

PLOCHA BYTU (včetně l. 0,6/0,1/1,0) 85,9