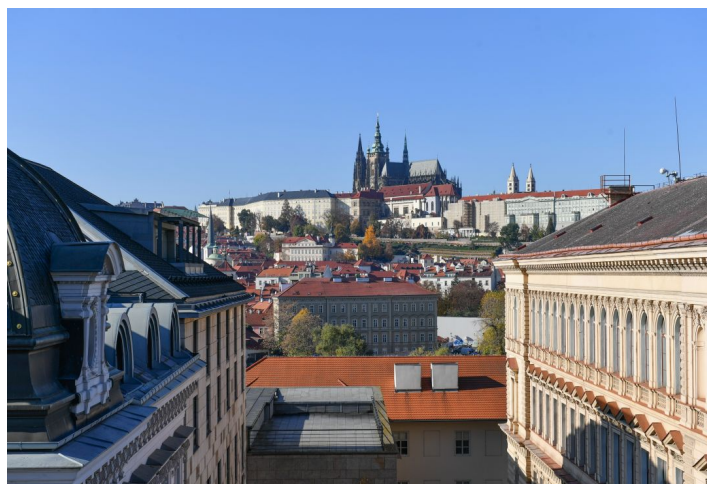




## Apartment One-bedroom (2+kk)

€ 693 756 | CZK 17 500 000

61 m<sup>2</sup>, Prague 1, Staré Město, Křižovnická





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€ 693 756 | CZK 17 500 000

61 m<sup>2</sup>, Prague 1, Staré Město, Křižovnická

Total area	64 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Terrace	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	105783

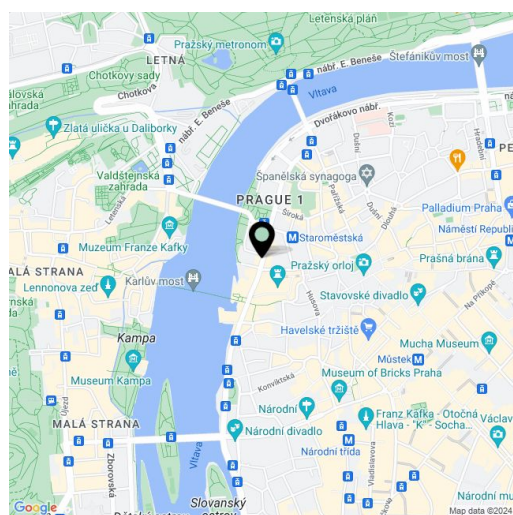
This bright attic apartment with a terrace, classic windows, and unobstructed views of Hradčany is located on the 5th, highest floor of an apartment building with an elevator. The historic building stands in a prestigious area in Old Town, in the immediate vicinity of the Charles Bridge and the green Alšovo Embankment.

The layout consists of a living room with a kitchen, 1 bedroom, a bathroom (with a bathtub), and an entrance hall. The bedroom faces a quiet courtyard, and the living room has access to a small terrace providing perfect privacy.

The building with an ornamental facade was built in 1897; the elevator stops at the mezzanine. The apartment is in good condition; the kitchen has basic equipment (glass-ceramic double stove, microwave oven, dishwasher). Gas heating.

There are many historical monuments in the vicinity, for example the Charles Bridge, Klementinum, Rudolfinum or Old Town Hall, but all the infrastructure for permanent residents is also in place. Nearby, there are shops, schools, restaurants and cafes, the city library, or offices. The opportunity to escape into the greenery is offered by the park-like Alšovo Embankment and the rest area on the Smetana Embankment with impressive views. Excellent transport accessibility is ensured by the A line metro and many tram lines.

Floor area 63.7 m<sup>2</sup>, terrace 2.3 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

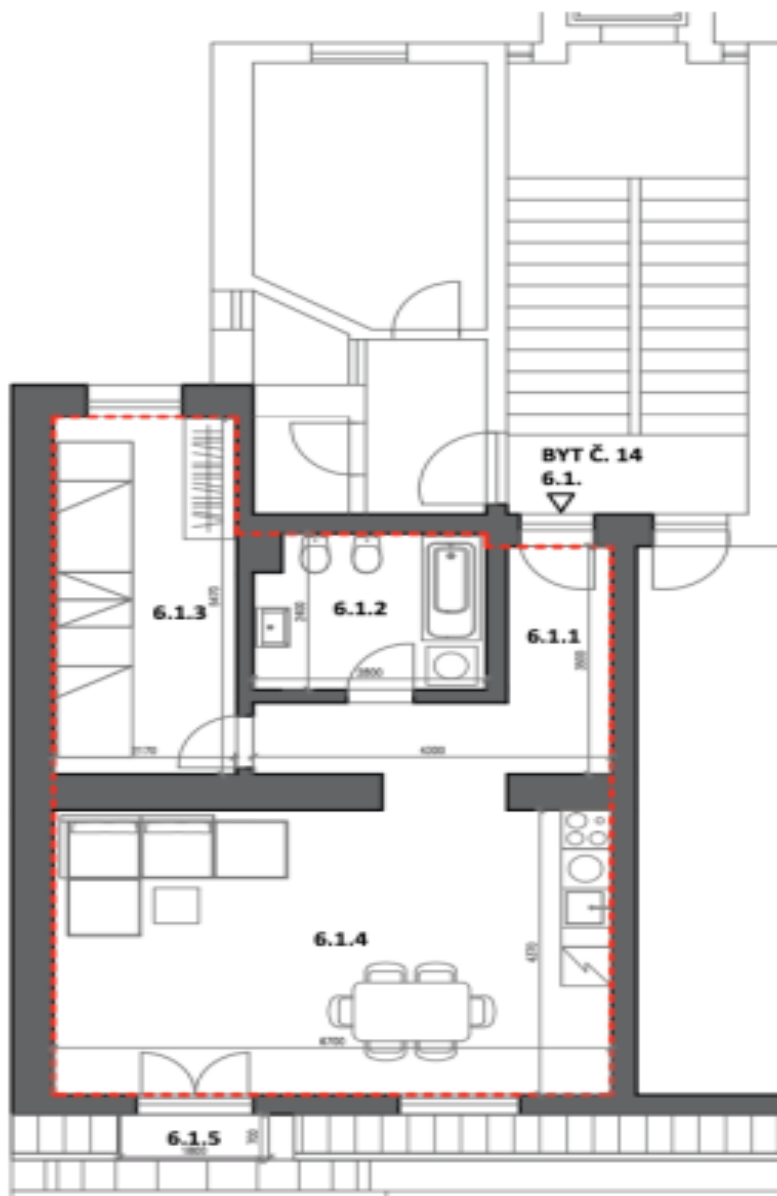
The area consists of the sum total of the internal area of every room.



# Apartment One-bedroom (2+kk)

€ 693 756 | CZK 17 500 000

61 m<sup>2</sup>, Prague 1, Staré Město, Křižovnická



BYT 14 6.1. KŘIŽOVNICKÁ 6, STARÉ MĚSTO PRAHA 1 BYT Č.14, STAVAJÍCÍ STAV

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA [M2]
6.1.1	HALA	7,7
6.1.2	KOUPELNA	6,5
6.1.3	POKOJ	12,1
6.1.4	POKOJ + KUCHYŇĚ	30,1
CELKEM		56,4
PLOCHA BYTU (dle předpisu č. 366/2013 Sb.)		61,4
6.1.5	BALKON	1,3