



Apartment Seven-bedroom (8+kk)

€ 6 723 692 | CZK 169 000 000

443 m², Prague 1, Staré Město, Jilská



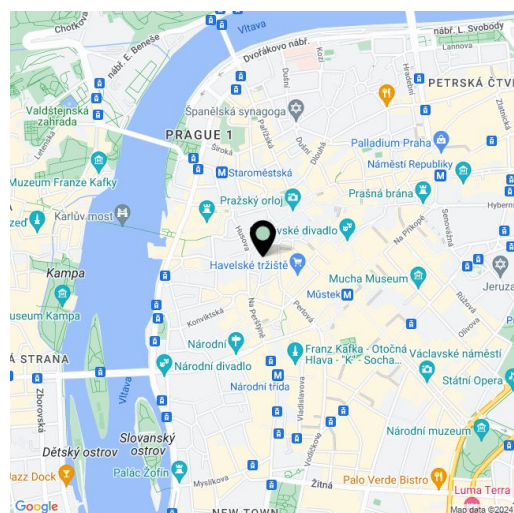


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Total area	507 m ²
Floor area*	443 m ²
Balcony	3 m ²
Terrace	61 m ²
Parking	Two parking spaces
Garage	Yes
Cellar	6 m ²
PENB	G
Reference number	105959



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

This fascinating attic apartment with parking for 2 cars and over 450 m² with breathtaking views of Old Town and Prague Castle is located on the top floors of a superbly renovated apartment building with a modern elevator. Thanks to its technological equipment and exceptional interior design, it is a unique example of contemporary architecture. It is situated in a prestigious part of Old Town, just a few minutes walk from Charles Bridge and Old Town Square.

The elevator arrives directly into the apartment and the generous entrance hall naturally separates the private and social areas. The social area of the apartment consists of a generously designed open concept living room, dining room, and kitchen with a total area of 130 meters. It is defined by a panoramic window in the gable wall with views of the city, a 6-meter-high ceiling with exposed beams and an impressive library with seating by the fireplace. The kitchen area provides direct access to the lower terrace with seating. A small gallery connects the lower floor with a roof terrace with a landscaped garden and a pergola with a covered seating area. Guests can use a large bathroom with two toilets. The private area includes a master bedroom with an en-suite bathroom, a TV room, and a spacious walk-in wardrobe, two guest bedrooms with a shared bathroom, a separate study with a unique ceiling imitating the globe, and a wellness area with a sauna, hot tub, Kneipp path, and fireplace. There is also a room for working at home and a stylish hallway with a wine cellar that connects the entrance hall to the living room. The purchase price also includes 2 parking spaces for large SUVs (Range Rover) in the storage area and two spacious cellars accessible by elevator.

The apartment has been carefully furnished with an emphasis on detail and top quality, whether in the spacious kitchen with built-in appliances and a white quartzite worktop, Italian marble floors, custom-made built-in storage spaces, or furniture from the Ceccotti, Poltrona Frau, and Flexform renowned brands. The atmosphere of the apartment is enhanced by sophisticated lighting that combines under-ceiling lighting, designer lamps, and colorfully illuminated interior elements. Technological equipment includes underfloor heating throughout, air-conditioning in all living rooms, air-conditioning with heat recovery for fresh air supply, a smart home system, security, and fire detection throughout the apartment. A gas fireplace and 3 bioethanol fireplaces will also provide thermal comfort and a cozy environment.

The attractive area near numerous cultural and historical monuments is in the center of all events and offers a wealth of cafes, restaurants, bars, clubs and theaters. There is also a kindergarten, elementary schools and an English-Czech grammar school, shops, a pharmacy, a sports field, a



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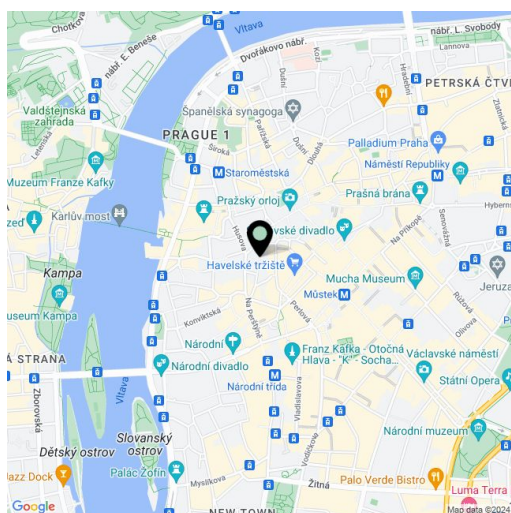
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polyclinic and other civic amenities within walking distance. The **Národní třída, Můstek and Staroměstská metro stations** as well as several tram stops are within easy reach.

Floor area 443 m² (according to the owner's declaration), terraces 60.51 m², balcony 3.24 m² and cellars 6.4 m².



* Size of the unit according to the Housing Act.

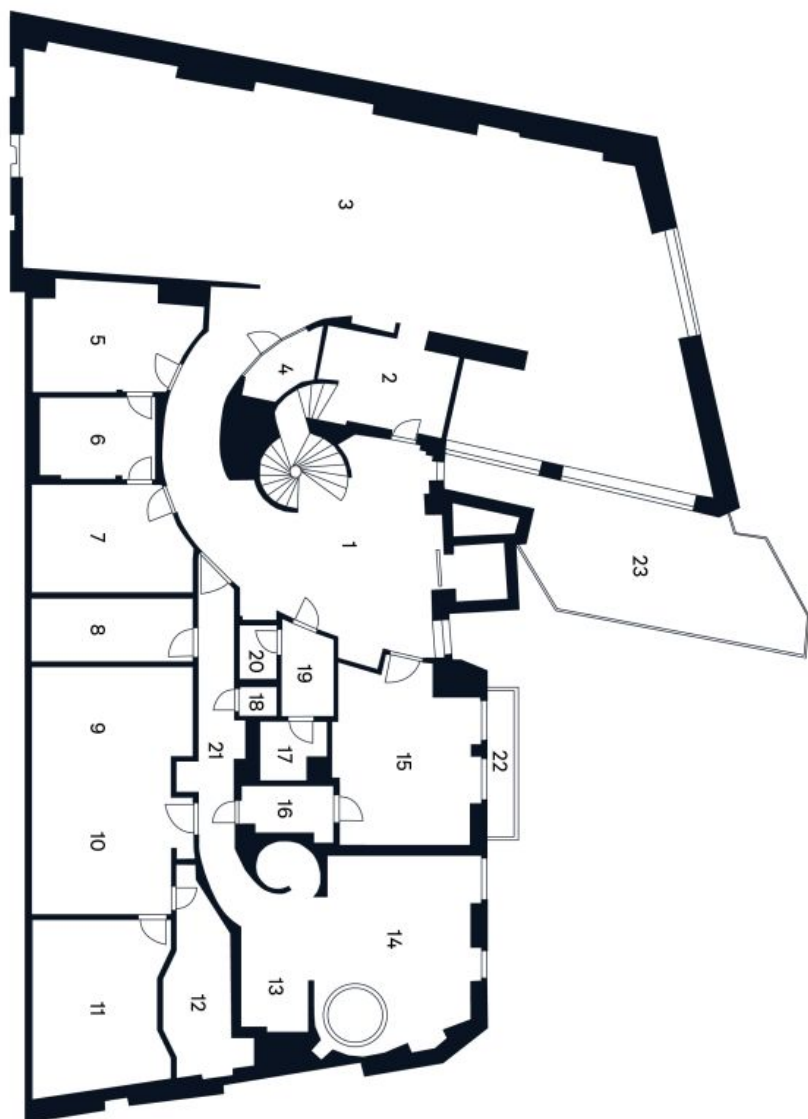
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1	Hala se schodištěm	42,07 m ²
2	Kuchyně	10,35 m ²
3	Obývací pokoj + jídelna	133,61 m ²
4	Vinotéka	4,24 m ²
5	Ložnice	13,43 m ²
6	Koupelna	7,88 m ²
7	Ložnice	13,33 m ²
8	Prádelna	8,23 m ²
9	Šatna	16,12 m ²
10	Pokoj	14,53 m ²
11	Ložnice	18,46 m ²
12	Koupelna	10,26 m ²
13	Sauna - příprava	3,42 m ²
14	Spa	33,57 m ²
15	Pracovna	20,00 m ²
16	Chodba	3,89 m ²
17	WC	2,85 m ²
18	Komora	0,94 m ²
19	Umyvárna	3,89 m ²
20	WC	1,71 m ²
21	Chodba	9,60 m ²
22	Balkon	3,24 m ²
23	Terasa	30,76 m ²
	Sřešní terasa	29,75 m ²

Jiská

Penthouse