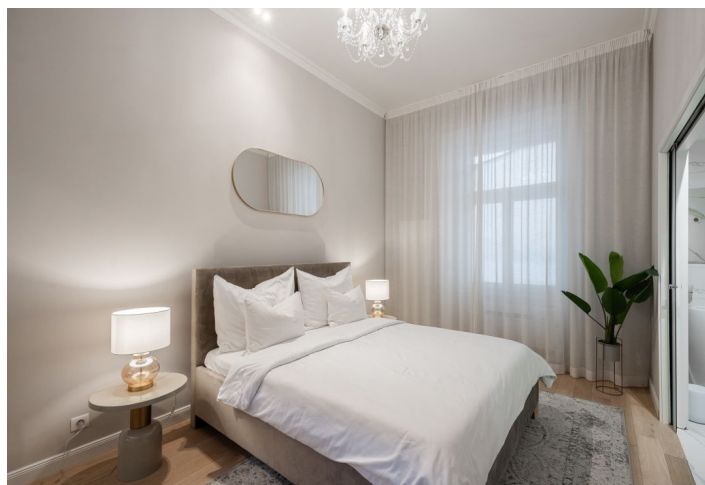




## Apartment One-bedroom (2+kk)

€ 674 761 | CZK 16 950 000

65 m<sup>2</sup>, Prague 1, Staré Město, Haštalská





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€ 674 761 | CZK 16 950 000

65 m<sup>2</sup>, Prague 1, Staré Město, Haštalská

Total area	65 m <sup>2</sup>
Parking	-
Cellar	7 m <sup>2</sup>
PENB	G
Reference number	106124

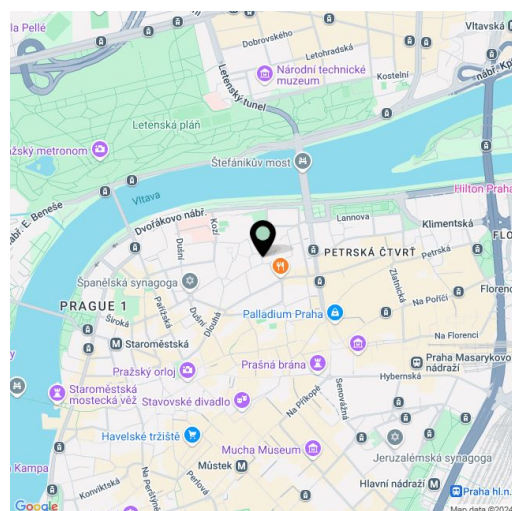
This elegant apartment, which has been carefully and tastefully reconstructed, is located on the 1st floor of a historic apartment building in an attractive place in the magical Haštalská quarter in Old Town, near Old Town Square and Republic Square.

The apartment with high ceilings is divided into a south-facing living room with a kitchen and dining area, 1 bedroom, a bathroom with a **walk-in shower, designer sink, and solitary bathtub**, a separate toilet (with a sink and a washing machine), and a foyer.

The interior was **expensively renovated in 2022**. The casement windows are original refurbished, the floors are **oak**, the bathroom and toilet have **heated tiles**. The bathroom contains a **ProWell Prestige Line infrared sauna, a Polysan Zasu bathtub, an Alessi designer sink, Keope and Calacatta Gold tiles and tiles and a Gravity Aluminum Cubic Gold mosaic (Porcelanosa)**, in the bedroom is a **ProWell Prestige Line infrared sauna**. A pleasant atmosphere in the living room can be created by the **Dimplex electric fireplace** on water vapor, the element of nobility is added by the **Art Krystal crystal chandeliers**. The tailor-made Italian kitchen was supplied by **Concreta**. Heating is provided by an electric Bosch boiler, the bedroom has **air conditioning**. The house is well maintained, the **elevator** leads to the mezzanines. The apartment has a **cellar**.

The **prestigious location of Old Town**, near luxurious **Pařížská Street**, offers living within quick reach of restaurants, cafes, shops, theaters, clubs or galleries, churches and synagogues. The **Náměstí Republiky** and **Staroměstská** metro stations and tram stops are nearby. The gardens of the **St. Agnes Monastery** are a peaceful green oasis.

Floor area according to measurement after reconstruction 65 m<sup>2</sup>, cellar 7 m<sup>2</sup>.

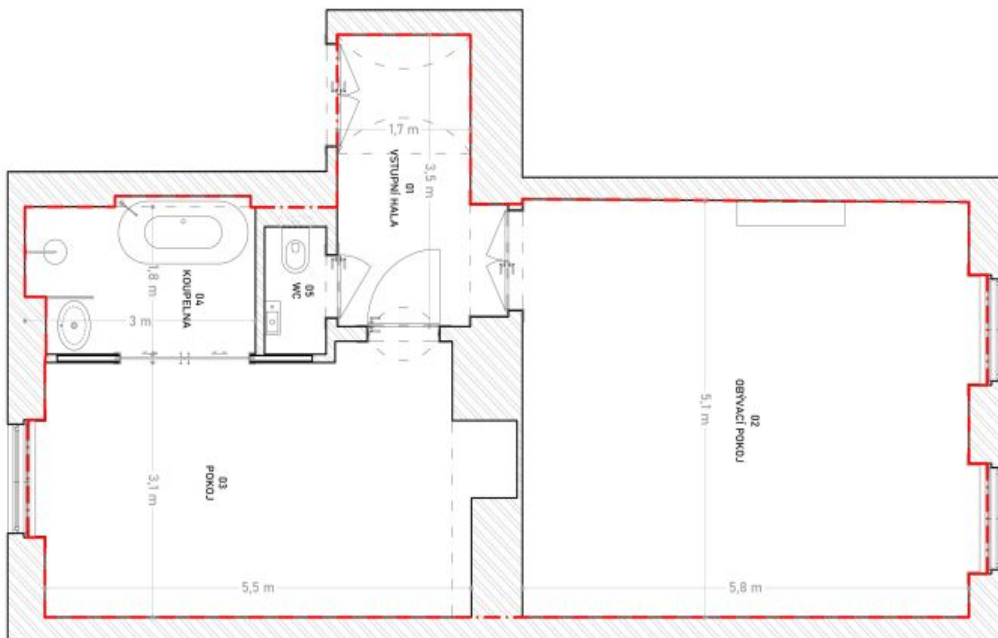


\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.



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VÝMĚRY MÍSTNOSTÍ		
1. NP		
Č. M.	POPSIS	PLOCHA (m <sup>2</sup> )
01	VSTUPNÍ HALA	6,80
02	OBÝVACÍ POKOJ	30,00
03	POKOJ	18,40
04	KOUPELNA	5,45
05	WC	1,30
UŽITNÁ PLOCHA CELKEM (m <sup>2</sup> )		61,95
PODLAHOVÁ PLOCHA 1.NP (m <sup>2</sup> )		65,03

Užitná plocha bytové jednotky je stanovena podle  
Nařízení Komise (ES) č. 1503/2006

Celková podlahová plocha bytové jednotky je stanovena  
podle Nařízení vlády 366/2013 Sb. § 3.

ZDĚNÉ STĚNY  
HRANICE PODLAHOVÉ PLOCHY