



Apartment Four-bedroom (5+kk)

€ 864 660 | CZK 21 690 000

113 m², Prague 1, Staré Město, U obecního dvora





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Total area	125 m ²
Floor area*	113 m ²
Terrace	12 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	107186

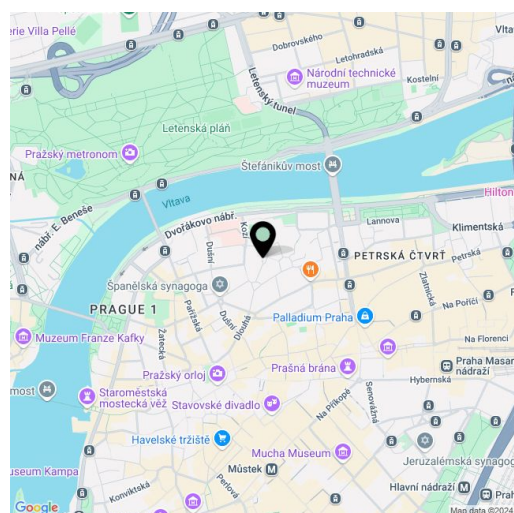
A duplex apartment on the 5th and 6th floors of a brick building with an elevator boasts a unique location in the city center, just steps from Old Town Square and Pařížská Street. Situated on the top floor, with most windows facing the courtyard, it offers a peaceful living environment enhanced by a private terrace with breathtaking views of Letná Park and the St. Agnes Convent.

The main living area of the duplex is situated on the 6th floor and consists of a kitchen, living room, three bedrooms, a bathroom, a separate toilet, a hallway, an entrance hall, and a storage room. The upper level, accessible via a staircase from the kitchen, features a bedroom with access to the **terrace**.

The apartment is equipped with a fully fitted kitchen, wooden interior doors, and flooring made of tropical **Garapa** wood in the rooms (except for the study, which has marmoleum) and tiles in the kitchen and bathroom. The building, which has undergone continuous renovations, has already seen a sensitive restoration of the entrance vestibule with intricate stucco decorations, an elevator replacement, new gas and electricity distribution including upgraded lighting, and window refurbishments.

This unique **Old Town** location combines proximity to historic and cultural landmarks with complete urban amenities within walking distance. Nearby, you'll find a kindergarten and elementary school, playgrounds, a hospital, shops, top-tier restaurants, bistros, cafés, luxury boutiques, and the Palladium shopping center. Sports enthusiasts will appreciate the **Na Františku** public sports complex, which offers tennis, volleyball, athletics, table tennis, mini golf, and a climbing wall, with an ice rink in winter. Public transport accessibility is excellent, with bus and tram stops approximately 500 meters from the building. The Náměstí Republiky and Staroměstská metro stations are a 10-minute walk away or can be reached by a mini-bus that stops just a few steps from the building.

Floor area 113 m², terrace 11.5 m², storage unit approx. 5.2 m².



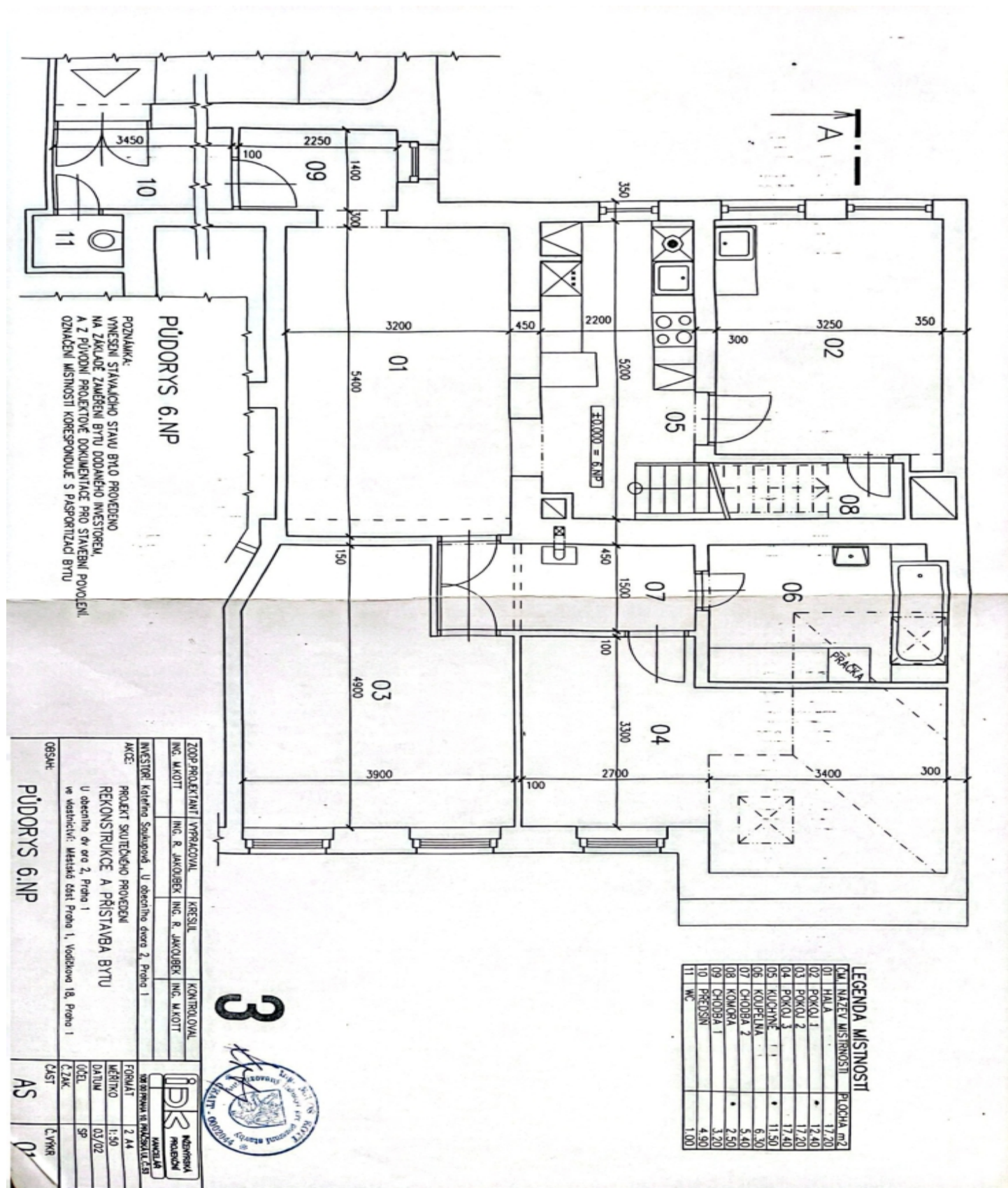
* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.



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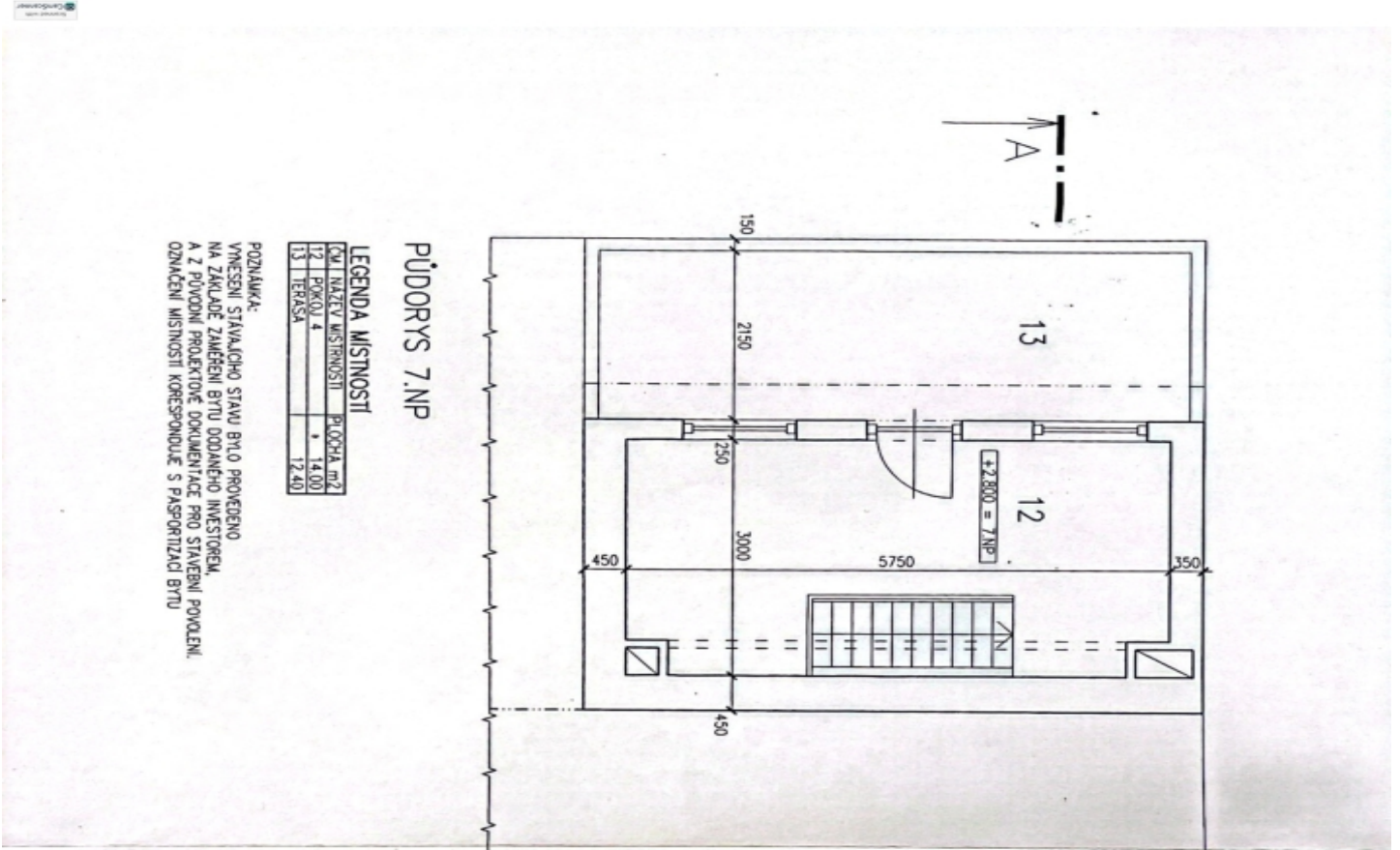




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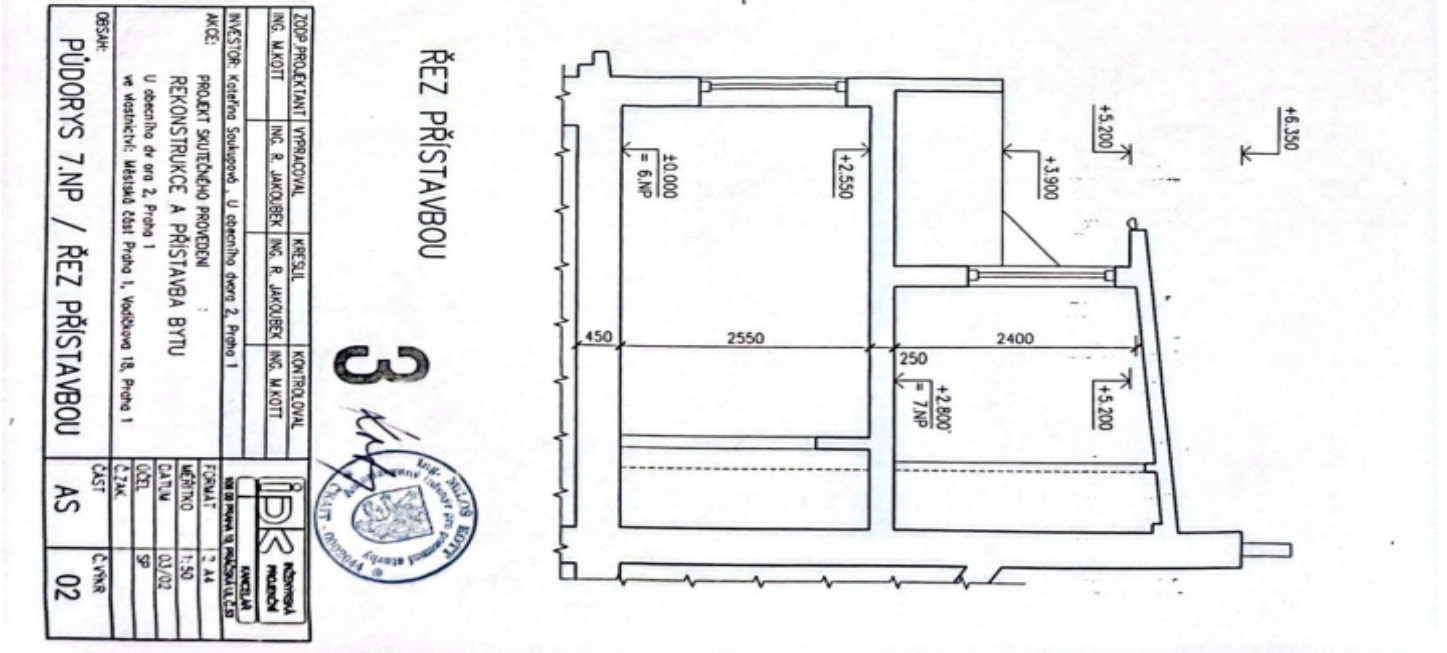


LEGENDA MÍSTNOSTI

ČÍSLO	NÁZEV MÍSTNOSTI	PLOCHA, m ²
12	POKOUJ	14,00
13	TERASA	12,40

POZNÁMKA:
VNEŠENÍ STAVĚNĚHO STAVU BYTŮ PROVEDENO NA ZÁKLADĚ ZÁMĚRNĚNÍ BYTŮ DODANĚHO INVESTOŘEM, A Z PŮVODNÍ PROJEKČNĚ DOKUMENTACE PRO STAVĚNÍ POUŽITELNÉ, OZNAČENÍ MÍSTNOSTI KORESPONDUJĚ S PASPORTIZACÍ BYTŮ.

PŮDORYS 7.NP



ŘEZ PŘÍSTAVBOU



ZDP PROJEKTANT	VYPRACOVAL	KRESEL	KONTROLOVAL
ING. M.KOTT	ING. R. JAKOUBEK	ING. R. JAKOUBEK	ING. M.KOTT
INVESTOR	Kolekční Soukromé, U obecního dvora 2, Praha 1		
KČČE	PROJEKT SOUTĚŽNĚHO PROJEKTU REKONSTRUKCE A PŘÍSTAVBA BYTŮ U obecního dvora 2, Praha 1 ve vlnatých: Městská část Praha 1, Vodňanova 18, Praha 1		
OBŠAH	PŮDORYS 7.NP / ŘEZ PŘÍSTAVBOU		
AS	02		