



## Apartment Two-bedroom (3+kk)

Sold

69 m<sup>2</sup>, Praha 1, Staré Město, Benediktská





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Total area	71 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	21166

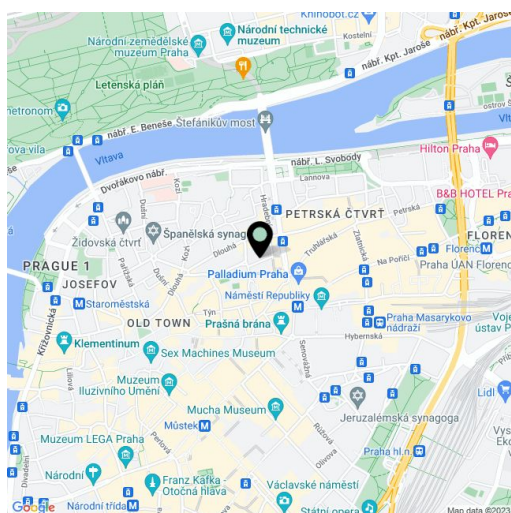
**Quiet and bright flat with a balcony located on the 2nd floor of an apartment building with a lift, situated on a quiet street in the heart of Prague, just steps from the Palladium shopping mall and the Náměstí Republiky subway station (line B).**

This renovated apartment consists of a living room separated by a large double door from the spacious kitchen and dining room, a bedroom with balcony and walk-in closet, bathroom with shower, sink & toilet, pantry, and a hall. The social area is oriented to the street, while the sleeping area faces the courtyard.

Amenities include **wood parquet flooring, large new casement windows**, wooden glazed interior doors. The purchase price includes a **cellar**. The house has new risers, boiler room and the elevator, there are also plans for the reconstruction of the facade.

**Exceptionally quiet corner of old Prague** within walking distance of the metro and Letná Park. Close to Dlouhá Street with countless renowned restaurants, boutiques and gourmet shops, as well as the Roxy concert hall / theater.

Interior 68.7 m<sup>2</sup>, balcony 2.3 m<sup>2</sup>, cellar.



\* 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.