



## Apartment Three-bedroom (4+1)

Sold

119 m<sup>2</sup>, Prague 1, Staré Město, Platněřská





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Total area	183 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Terrace	64 m <sup>2</sup>
Parking	-
Cellar	-
Service price	4 500 CZK monthly
PENB	G
Reference number	21526

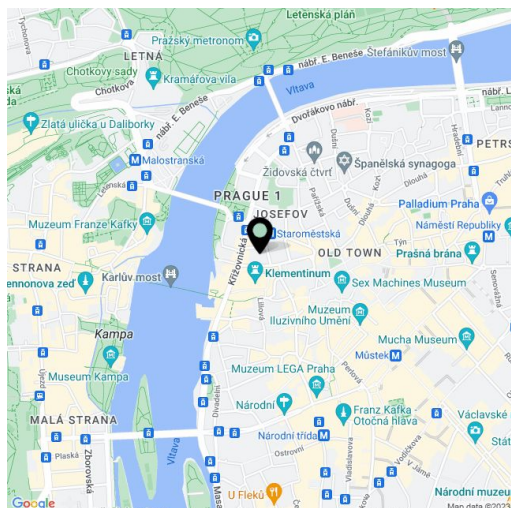
Exceptional flat boasting many original features and a 64 m<sup>2</sup> terrace on the 1st floor of an Art Nouveau apartment building, situated in a sought-after location of Prague 1, just a few steps from a metro station (line A), Vltava riverbank and Old Town Square.

The interior consists of a **south-facing living room with a unique painted ceiling**, as well as a separate kitchen with access to the large terrace facing the courtyard, 2 bedrooms, study, 2 bathrooms (one with bathtub, one with shower and toilet), separate toilet, and spacious entrance hall.

Renewed parquet floors and casement windows, new bathrooms and kitchen, high ceilings and **historic elements such as ceiling plasterwork and paintings, tiles and interior doors**. Heating is provided by a gas boiler. The house underwent a **reconstruction of pipes and electrical wiring; installation of an elevator and renovation of the courtyard facade** planned for 2016.

Sought after address in the vicinity of Pařížská Street and the Klementinum, within walking distance of Vojanovy sady and Letná park, Valdštejnská zahrada garden and the popular Náplavka (riverbank). In the vicinity you can find all amenities, many quality cafés and restaurants, and rich cultural and social activities.

Interior 119 m<sup>2</sup>, terrace 64 m<sup>2</sup>.



\* 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.





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