



## Apartment Two-bedroom (3+1)

Sold

88 m<sup>2</sup>, Praha 1, Staré Město, U Milosrdných





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Total area	90 m <sup>2</sup>
Floor area*	88 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	21813

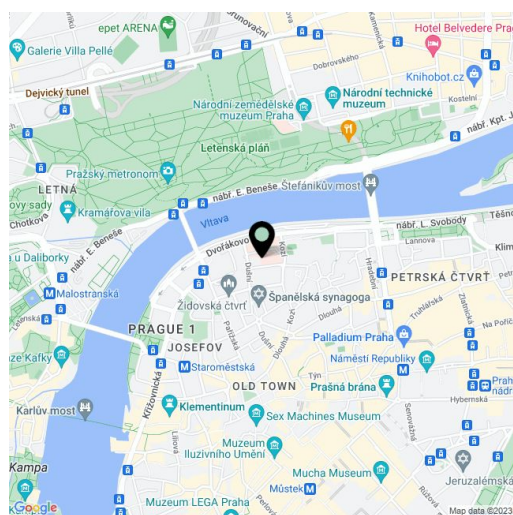
**2-bedroom apartment boasting a balcony, situated on the 3rd floor of a completely renovated Art Nouveau building in a beautiful location in the heart of Prague. The building was built in 1908 by architect František Chvojka and is located in a very peaceful and quiet corner of the historic center, just steps from Old Town Square, the Vltava riverbank and Letná Park.**

The interior consists of a living room with a large **bay window**, an eat-in kitchen, 2 **south-oriented** bedrooms (one with a courtyard-facing balcony), bathroom with shower, toilet and bidet, a separate toilet, and a hall with space for wardrobes.

Amenities include **parquet floors**, refurbished casement windows and wooden doors, security door, alarm, intercom. The flat underwent a **complete reconstruction in 2014**.

Exclusive and desirable location with **unique atmosphere of old Prague** offers all amenities, proximity to Pařížská Street and many shops and restaurants. Tram stop with quick connection to Staroměstská metro station 3-min. away on foot.

Interior 87.7 m<sup>2</sup>, balcony 2.1 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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