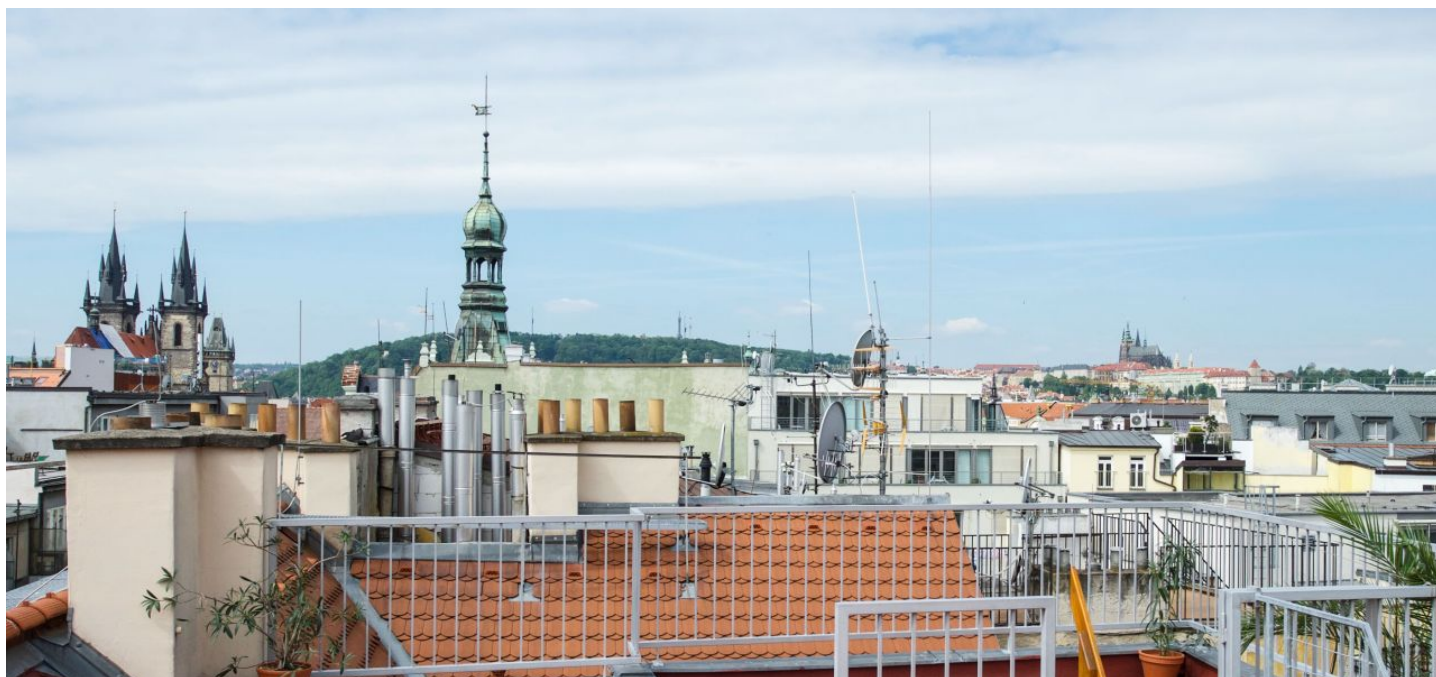




## Apartment Three-bedroom (4+kk)

Sold

129 m<sup>2</sup>, Prague 1, Staré Město, Benediktská





## Apartment Three-bedroom (4+kk)

**Sold**129 m<sup>2</sup>, Prague 1, Staré Město, Benediktská

Total area	164 m <sup>2</sup>
Floor area*	129 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	6 000 CZK monthly
PENB	G
Reference number	26078

This south-facing duplex apartment with two terraces boasts views of Prague Castle, Old Town Hall, Petřín and other landmarks, and is situated on the 4th and 5th floors of a Neoclassical building with a lift in the very heart of Prague, just a few minutes' walk from Old Town Square and Náměstí Republiky metro station.

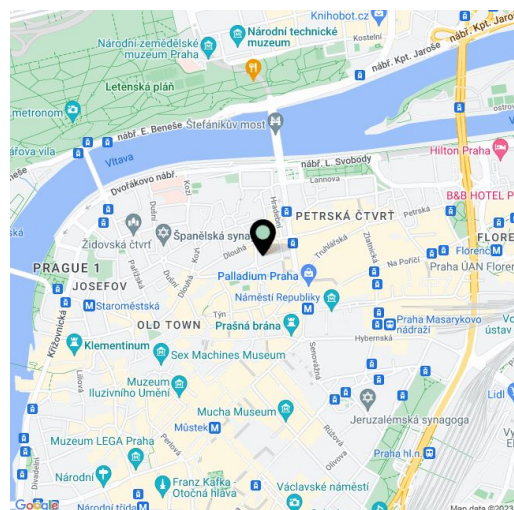
The lower floor of the apartment consists of an entrance hall, a bathroom (w/ bathtub, toilet and window), 2 bedrooms, and a living room with a kitchen, dining area and a staircase leading to the upper floor. The lower floor includes an open attic room with access to the terrace, from which you can reach via another staircase a rooftop terrace with a beautiful panoramic view, spacious enough for several people, and the perfect setting for grilling and socializing.

**It is possible to buy space in the attic and extend the area of the apartment by approximately 73 m<sup>2</sup>.**

Features include **wooden parquet and solid wood plank flooring**, ceramic tiles, **wooden casement replicas of original windows** and Velux wooden windows, and a fully equipped kitchen with a bar, Fagor appliances, and solid oak elements. The apartment has an abundance of built-in storage. The purchase price includes a **cellar unit**. The building has renovated common areas and courtyard facade, and a new lift.

The location offers the unique genius loci or 'spirit of place' of Old Prague, and easy accessibility to **nearby tram stops and a metro station (Line B)**. In the immediate vicinity, there are quality restaurants, cafes, delicatessen shops and fashion boutiques. Within walking distance is the popular Letna Park.

Interior 129.9 m<sup>2</sup>, storage niches 7.8 m<sup>2</sup>, nooks 6.3 m<sup>2</sup>, terraces 23.6 + 10.5 m<sup>2</sup>, cellar 3.8 m<sup>2</sup>.



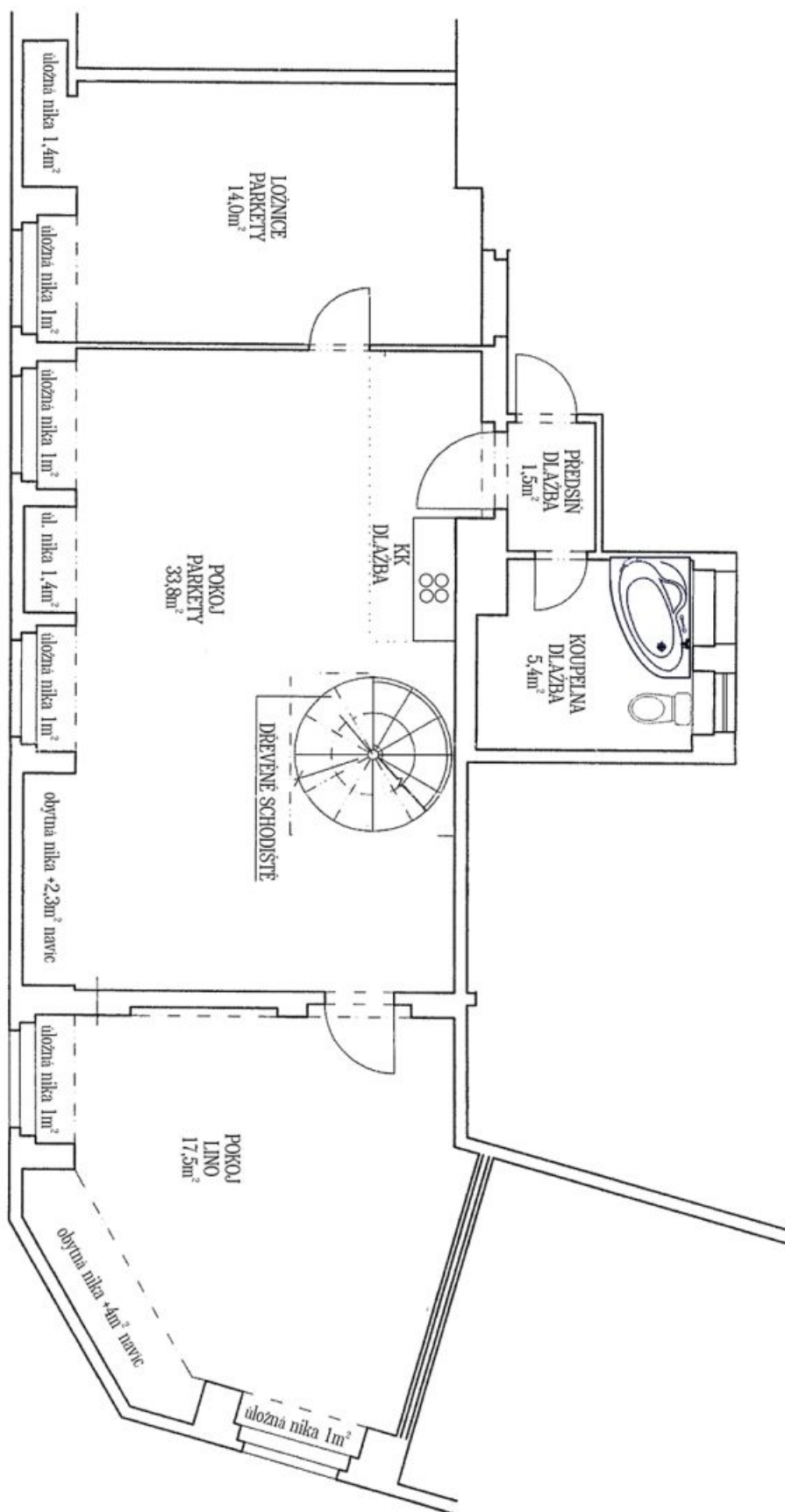
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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