



## Apartment One-bedroom (2+kk)

Sold

57 m<sup>2</sup>, Prague 1, Hradčany, Loretánské náměstí





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Total area	57 m <sup>2</sup>
Parking	-
Cellar	-
Service price	1934 CZK monthly
PENB	G
Reference number	36886

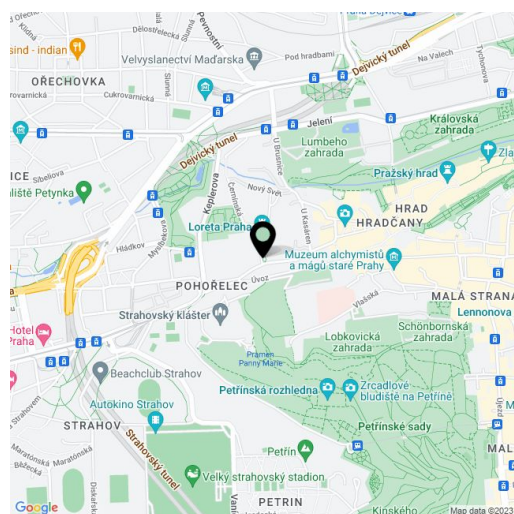
**Apartment after a careful reconstruction that successfully preserved its original character. The apartment is situated in a unique historic building, directly opposite the Černín Palác and the Loreta pilgrimage site.**

The listed two-story building consists of 12 residential units, a stylish hotel with a quiet café, a landscaped courtyard, and a garden connected to the Loreta complex. The layout of the apartment on the 1st floor is divided into a living area with a kitchen, a bedroom with a bathroom (shower, toilet), a hallway, a utility room, and a separate toilet (sink, washing machine, and dryer). The windows offer direct views of the Černín palác and Loreta grounds.

The apartment was carefully reconstructed and has remained unoccupied ever since. The load-bearing structures of the floors and ceilings have been replaced and insulated; wiring and networks are new. The original **casement windows** have been refurbished with new insulated triple-glazed panes. There are also **restored parquet floors**, clay plastering, and period painting techniques. Doors and other elements are made of oak and beech wood custom-made in carpentry workshops using traditional technologies. Modern features include wiring and electric heating controlled via mobile phone, programmable **underfloor heating** in the bathroom and toilet, a remote-controlled hot water boiler, and a fully equipped kitchen.

The area with a **unique genius loci, or "spirit of place"** is just a few steps away from the **Prague Castle** complex, the landscaped royal gardens, and Old Town's romantic winding streets with their many restaurants of all kinds. Nearby Patočkova Street provides many shopping opportunities. Fast tram connections are offered by tram stops, which are only a minute's walk away.

Interior according to title deed 57.3 m<sup>2</sup>, according to law 60.73 m<sup>2</sup>



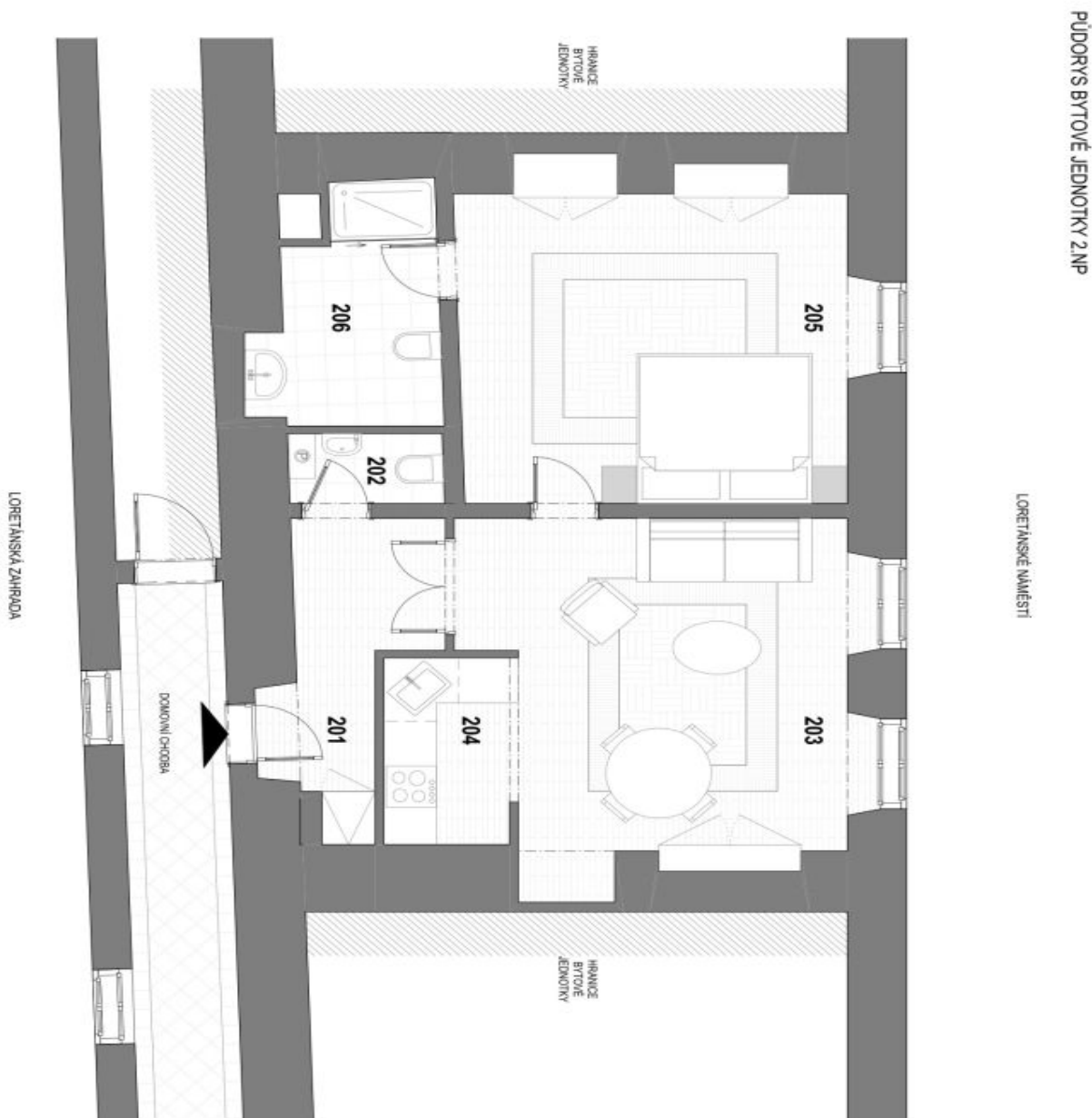
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Tabulka místností - celková podoba

Č.	Název místnosti	Plocha (m <sup>2</sup> )
201	Chodba	5,53
202	WC	1,65
203	Obývací pokoj	20,06
204	Kuchyň	3,57
205	Pokoj	19,84
206	Koupelna	5,91
Podobná plocha podle NV č. 396/2013 Sb.		60,73 m <sup>2</sup>



**Stavba**  
Byt Loretánské náměstí 102/8  
Loretánské náměstí 102/8 Praha 1 - Hradčany 118 02  
S.Č. 584

**Majitel**  
Svoboda & Williams s.r.o.  
Na Hradčanech 2, Praha 1, 118 02, Česká republika

**Č. Znakůvky**  
16-0293

**Supel**  
Prodávčí dokumentace

**Zpracovatel**  
Lubomír Mlýnský, Praha 3  
ČD 204 013 39  
reprokoncept.cz

**Výrobní firma**  
Ing. Jan Vítal

**Kontakt**  
jan.vital@svoboda.cz

**Věnování**  
Půjčka

**Měřítko**  
1:50, 1:750

**Formát**  
2 A4

**Datum**  
12.06.2018

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