



Apartment One-bedroom (2+kk)

Sold

57 m², Prague 1, Hradčany, Loretánské náměstí





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

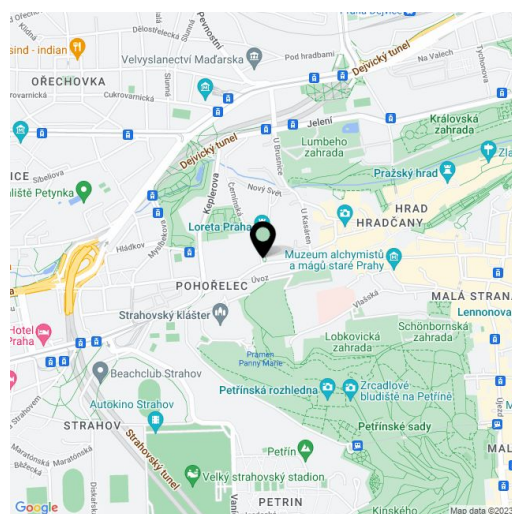
Apartment after a careful reconstruction that successfully preserved its original character. The apartment is situated in a unique historic building, directly opposite the Černín Palác and the Loreta pilgrimage site.

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 m², according to law 60.73 m²



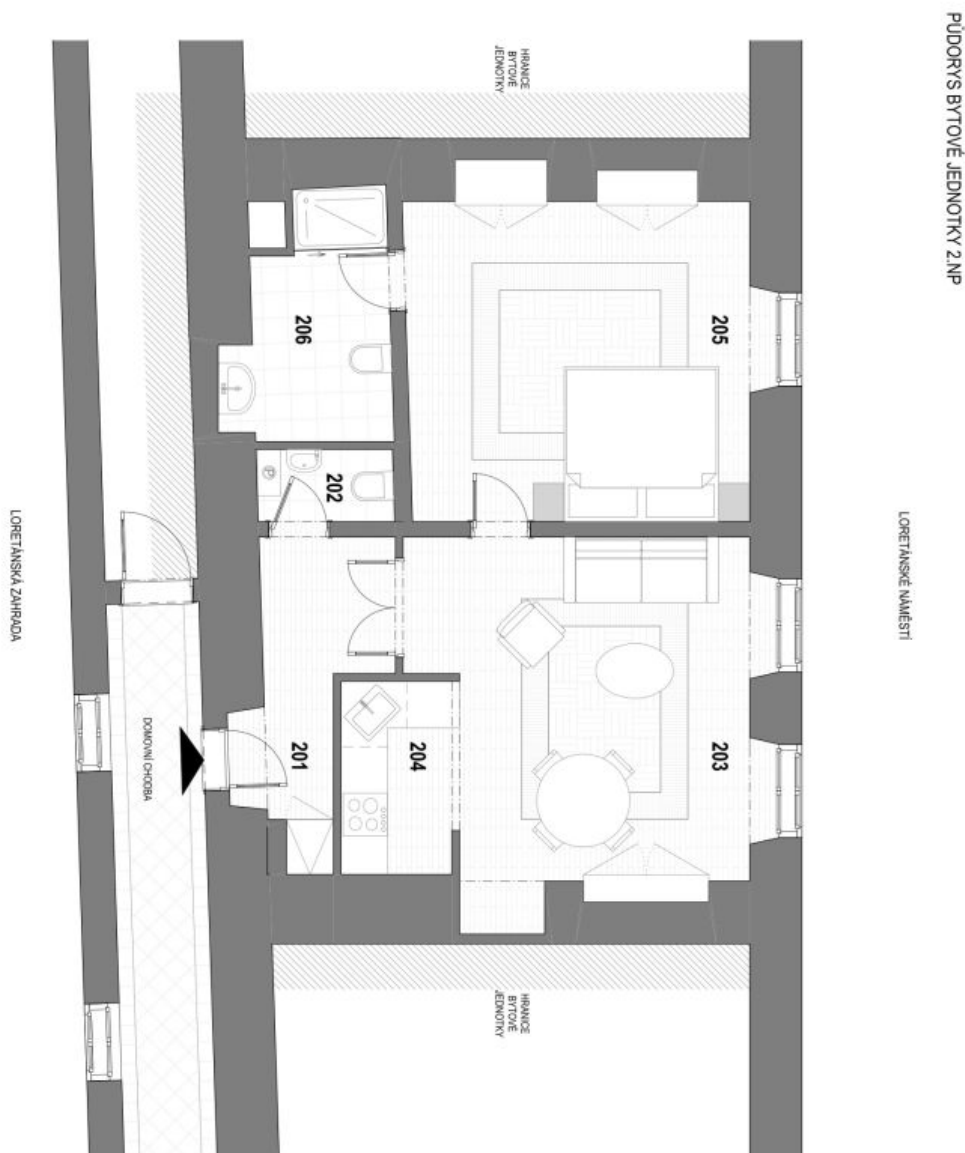
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Tabulka metráží - celková plocha

C	Název místnosti	Plocha (m ²)
201	Chodba	5,53
202	WC	1,66
203	Obytný pokoj	20,06
204	Kuchyně	3,57
205	Pokoj	19,84
206	Kuchyně	5,91
Plocha celková		56,97 m ²

Plocha celková podle MČ: 56,97 m²



Stavba Byt Loretánské náměstí 1028
 Územní plán: ÚP-PR-01/11
 Účel území: bydlení (P27) (H)
 Územní plán: ÚP-PR-01/11
 Účel území: bydlení (P27) (H)

Název Svoboda & Williams s.r.o.
 Územní plán: ÚP-PR-01/11
 Účel území: bydlení (P27) (H)

C. Znak 18-0/93
 Územní plán: ÚP-PR-01/11
 Účel území: bydlení (P27) (H)

Stavba Prodává dokumentace
 Územní plán: ÚP-PR-01/11
 Účel území: bydlení (P27) (H)

Zpracovatel Concoct s.r.o.
 Územní plán: ÚP-PR-01/11
 Účel území: bydlení (P27) (H)

Technická zpráva www.svoboda-williams.cz
 Územní plán: ÚP-PR-01/11
 Účel území: bydlení (P27) (H)

Výkres Plošný výkres
 Územní plán: ÚP-PR-01/11
 Účel území: bydlení (P27) (H)

Formát 2:444
 Územní plán: ÚP-PR-01/11
 Účel území: bydlení (P27) (H)

Datum 14.06.2018
 Územní plán: ÚP-PR-01/11
 Účel území: bydlení (P27) (H)