



## Apartment Three-bedroom (4+kk)

Sold

119.4 m<sup>2</sup>, Prague 1, Staré Město, Templová





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Total area	128 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	5 200 CZK monthly
PENB	G
Reference number	37606

This modern furnished apartment with a sauna, air-conditioned attic, terrace, and balcony provides beautiful views of Old Town's roofs. It is located on the 2 highest floors of an Art Nouveau building from 1905 on a quiet corner of the historic city center, just a short walk from the Týn Cathedral on Old Town Square and the Municipal House on Republic Square.

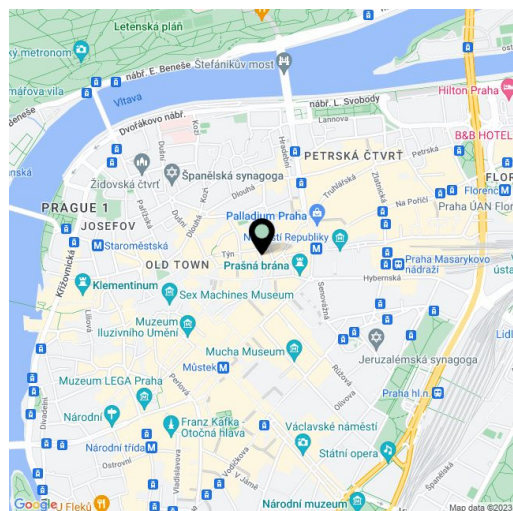
The layout of the entrance level (on the 4th floor) consists of a bedroom with a balcony, a second bedroom with an en-suite bathroom, a separate toilet, and a hall with a staircase. In the attic, there is a living room, a kitchen with a dining area and terrace, 1 room, a bathroom, and a closet with a connection for a washing machine. The terrace offers views of the Municipal House and the Paris Hotel.

The complete careful reconstruction of the apartment took place in 2016. Facilities include new casement windows (replicas of the originals), new wooden French windows towards the terrace, large-format heated tiles, Daikin air-conditioning, and floor convectors on the upper floor. Heating is by a gas boiler with a backup boiler for DHW heating, and it is also possible to install a fireplace in the apartment. The unit comes with a storage room in the common hallway and a cellar. The building has been renovated, it has a new roof, windows, facade, and elevator, and the cellars have also been refurbished.

The building is situated in a strategic place right in the middle of a prestigious location in the heart of Prague on a quiet side impassable street. Within walking distance are all services and public transport, a metro station and tram stop can be reached in about 3 minutes. In the immediate vicinity, there are theaters, cinemas, galleries, all sorts of restaurants, cafes, clubs, and Palladium or Kotva shopping centers. It is also close to famous Pařížská Street.

Interior 119,4 m<sup>2</sup>, terrace 9 m<sup>2</sup>, balcony 2 m<sup>2</sup>, cellar approx. 4 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



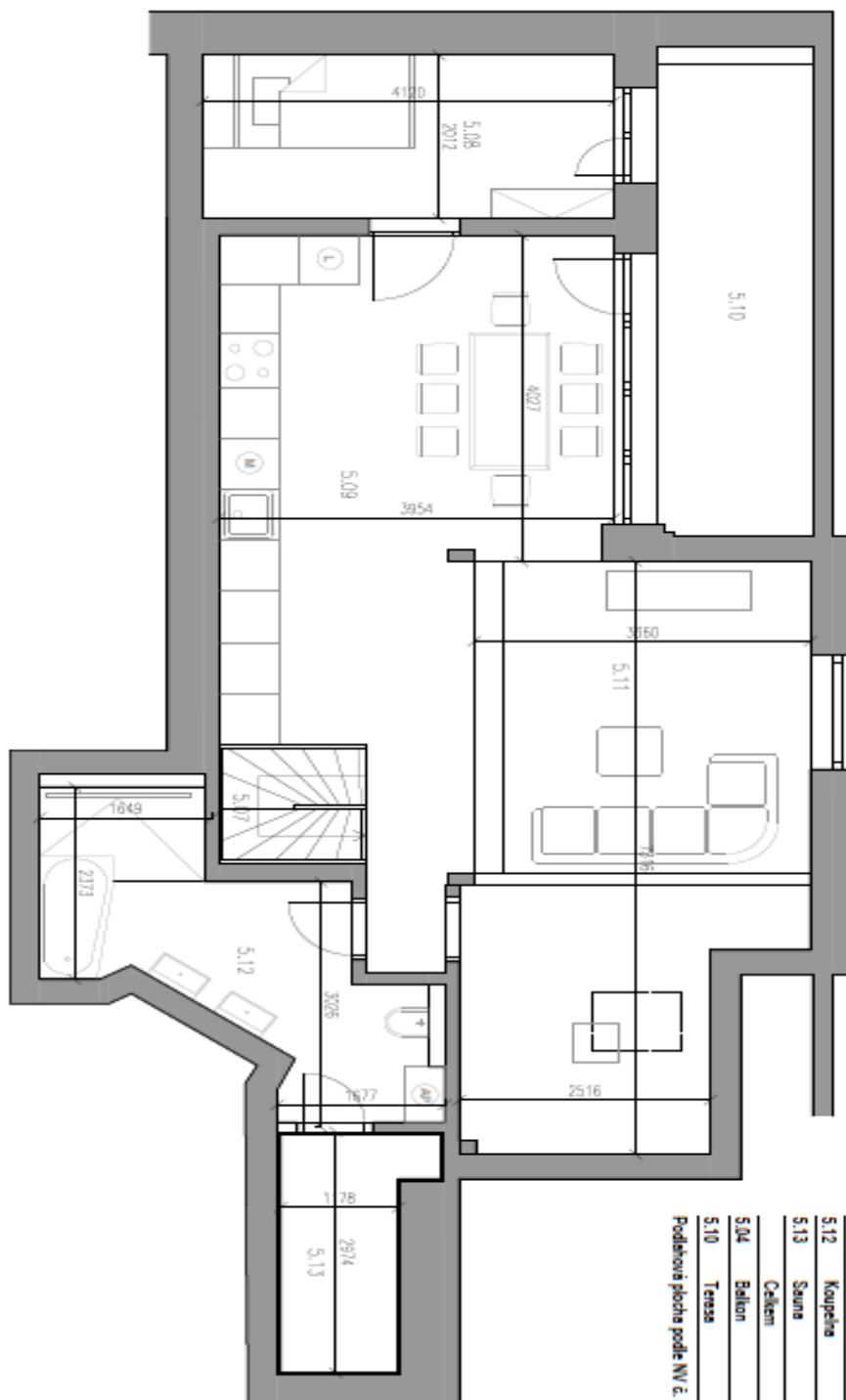
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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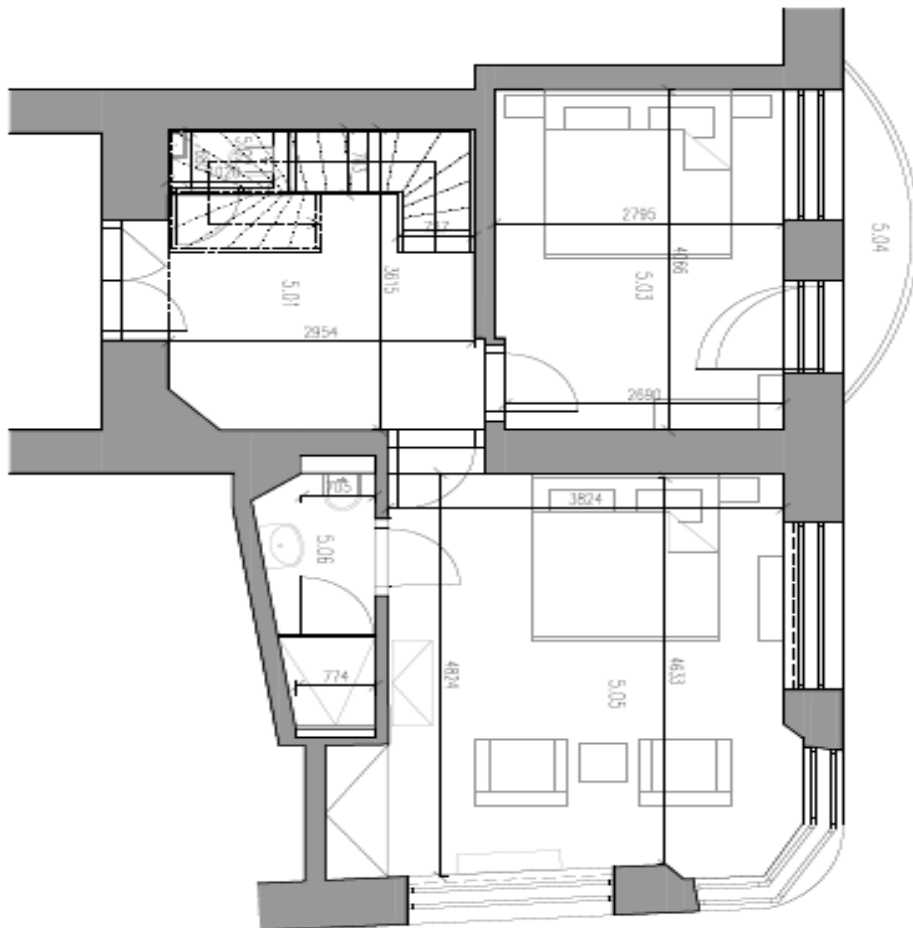
Tabulka místností - podlahové plocha		
C.	Název místnosti	Plocha (m <sup>2</sup> )
5.01	Záhlaví	8,5
5.02	WC	0,7
5.03	Ložnice	12,4
5.05	Ložnice	20,7
5.06	Koupelna	3,5
5.07	Schodiště	3,8
5.08	Pokoj	8,7
5.09	Kuchyně	25,0
5.11	Obytný pokoj	22,8
5.12	Koupelna	9,5
5.13	Spalna	3,8
Celkem		119,4 m <sup>2</sup>
5.04	Balkon	2,0
5.10	Terasa	9,0
Podlahová plocha podle NV č. 366/2013 Sb.		130,4 m <sup>2</sup>



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Tabulka místností - podlahová plocha		
C.	Název místnosti	Plocha (m <sup>2</sup> )
5.01	Zdění	8,5
5.02	WC	0,7
5.03	Ložnice	12,4
5.04	Ložnice	20,7
5.05	Koupelna	3,5
5.06	Schodiště	3,8
5.07	Pokoj	8,7
5.08	Kuchyně	25,0
5.09	Obývací pokoj	22,8
5.10	Koupelna	9,5
5.11	Sauna	3,8
Celkem		119,4 m <sup>2</sup>
5.04	Balkon	2,0
5.10	Terasa	9,0

Podlahová plocha podle NV č. 386/2013 Sb. 130,4 m<sup>2</sup>