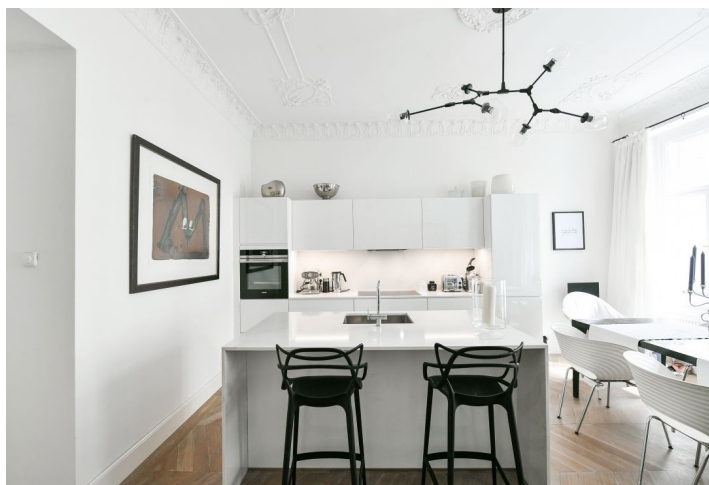




## Apartment Two-bedroom (3+1)

Sold

97 m<sup>2</sup>, Prague 1, Staré Město, Kozi





## Apartment Two-bedroom (3+1)

**Sold**97 m<sup>2</sup>, Prague 1, Staré Město, Kozi

|                  |                   |
|------------------|-------------------|
| Total area       | 97 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| Service price    | 4 070 CZK monthly |
| PENB             | G                 |
| Reference number | 42136             |

This classic apartment with high ceilings and renovated original craftsmanship elements is located on the 1st floor of a renovated Art Nouveau building that stands in the magical Haštalská district with winding streets evocative of Paris. In the historical core of Prague, in the immediate vicinity of Old Town Square and luxurious Pařížská Street.

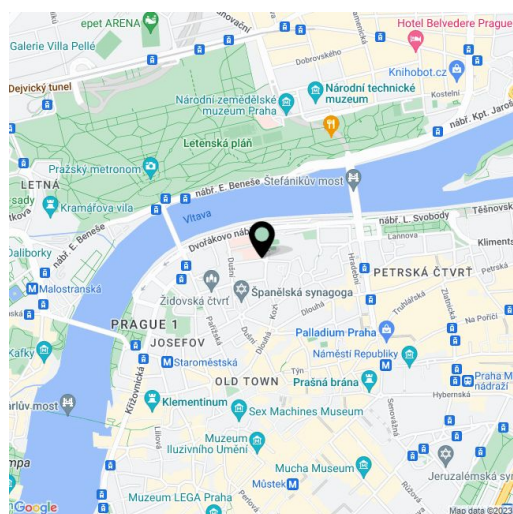
The layout offers a living room with a work corner, a separate kitchen with a dining room, 2 bedrooms with windows facing a **quiet courtyard**, a bathroom (with a **free-standing bathtub** and a **walk-in shower**), a separate toilet, two spacious chambers, and an entrance hall.

The apartment was renovated in 2018. In the elegant interior, original historical elements are tastefully combined with a modern design. **Oak parquet floors** are laid in a **chevron pattern**, the ceilings are decorated with **stucco with floral motifs**, and the double-winged interior doors with **stained glass** are also original. The casement windows are replicas of the original ones. The tiles and sink in the bathroom with **Dornbracht** faucets are marble. The kitchen is equipped with **Miele, Liebherr, and Siemens** appliances as well as a built-in **wine cellar** in the kitchen island. Heating is provided by a new condensing gas boiler. The building has been completely renovated and has elegant common areas and a **modern elevator**. The apartment has access to the balcony on the mezzanine floor.

A unique location with a strong **genius loci**, near the **St. Agnes Monastery** with the peaceful **Za svatyněmi Garden**, near the Na Františku Hospital, whose history dates back to the 14th century. Near the **churches of Sts. Simon and Jude, Holy Spirit, St. Haštal, and U Salvátora**, but also **Pařížská Street** with many luxury shops. There are many places in the area where you can go for good food and drink or buy quality food and gourmet specialities. The neighborhood is easily accessible and there is a tram and bus stop as well as a metro station within easy reach.

Interior according to the owner's statement 97.19 m<sup>2</sup> (according to measurements 107.7 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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