



## Apartment Two-bedroom (3+kk)

Sold

88 m<sup>2</sup>, Praha 1, Staré Město, Věžeňská





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Total area	94 m <sup>2</sup>
Floor area*	88 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	42479

This completely and tastefully renovated apartment with 2 bathrooms and a balcony is on the 2nd floor of an Art Nouveau building with a new elevator. The elegant building is located right in the heart of Old Town, in the magical Haštalská district, just a few steps from Old Town Square and Pařížská Avenue.

The practical layout consists of a living room with a **sunny bay window** and an open plan kitchen, a master bedroom with a **balcony** and an en-suite bathroom (shower, bidet, toilet), a second bedroom with a **walk-in wardrobe**, a bathroom (bath, bidet, toilet), a utility room, and an entrance hall.

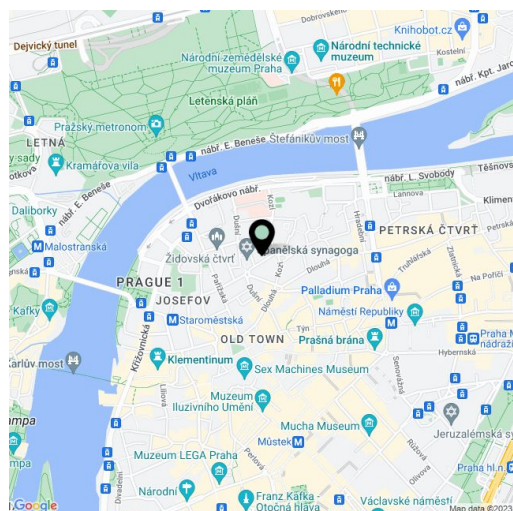
The building and apartment were completely and expensively reconstructed in 2017, and the common areas stand out for their elegance. Facilities include quality **oak parquet floors**, recuperation, underfloor heating combined with radiators, a built-in wardrobe in the hallway, a security entrance door, built-in designer lighting, and a videophone. Gas boiler heating. The apartment comes with a **cellar** (4.5 m<sup>2</sup>). Parking is possible in front of the building in the area for residents.

Located on one of the most prestigious streets in Old Town, near the **Spanish Synagogue, the Church of the Holy Spirit, and U Salvátora Church**. In the immediate vicinity, there are cafes, bakeries, boutiques, and other shops, as well as restaurants, clubs, schools, and medical facilities. The Staroměstská (line A) and Náměstí Republiky (line B) tram stops and metro stations are within easy reach.

Interior 88.10 m<sup>2</sup>, balcony 5.67 m<sup>2</sup>.

The apartment is rented until the end of January 2023 for a monthly rent of CZK 43,500 (+ fees).

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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