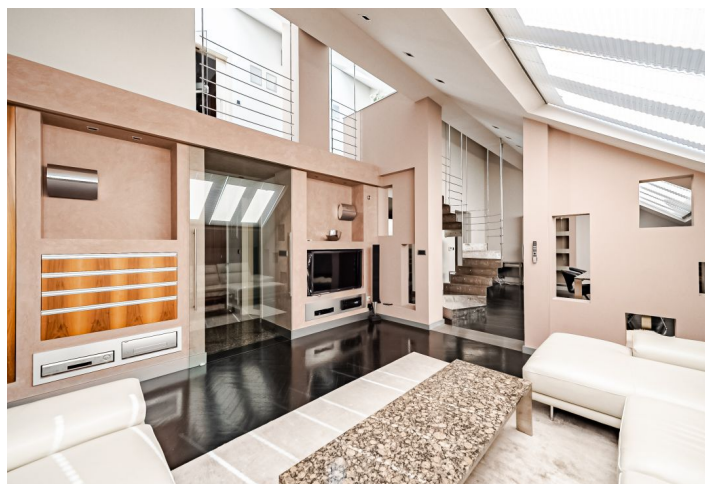
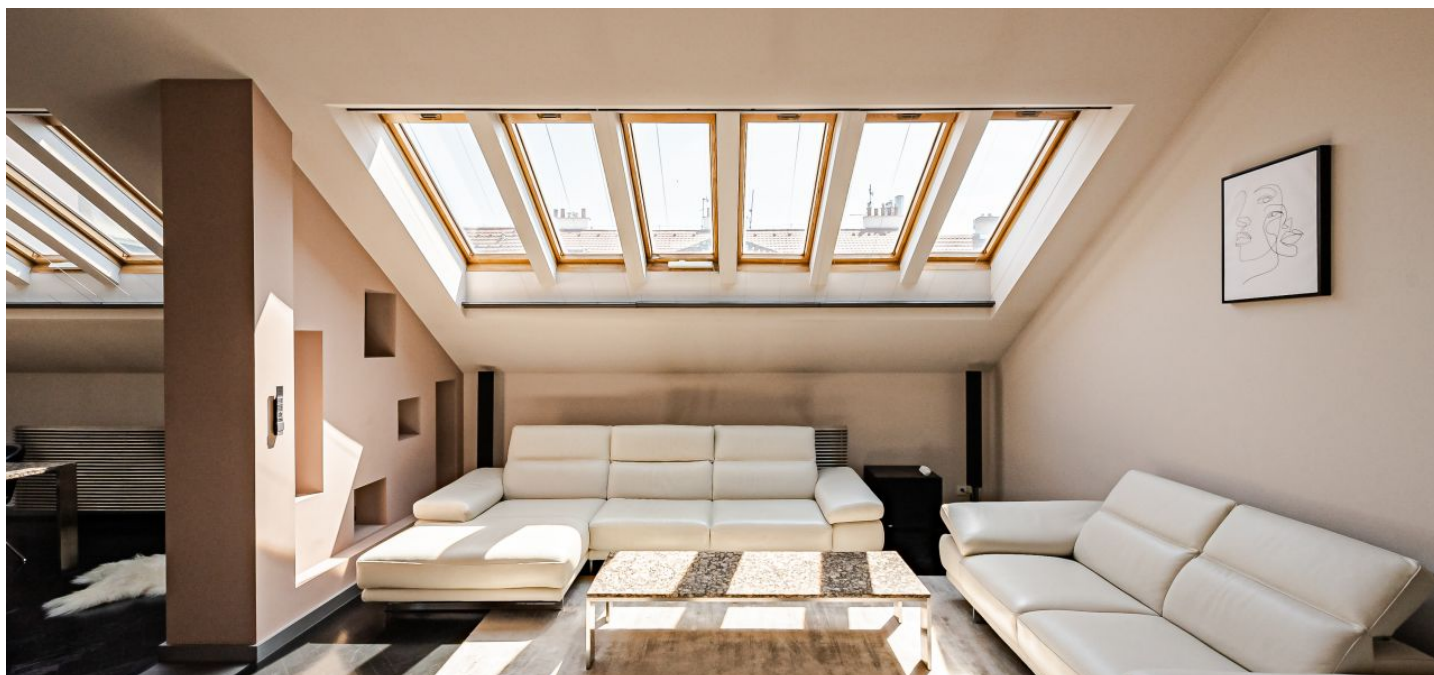




Apartment Two-bedroom (3+kk)

€ 1 193 157 | CZK 29 990 000

145.95 m², Prague 1, Staré Město, Bílkova





Apartment Two-bedroom (3+kk)

€ 1 193 157 | CZK 29 990 000

145.95 m², Prague 1, Staré Město, Bílkova

Total area	146 m ²
Parking	Garage parking space
Garage	Yes
Cellar	4 m ²
Service price	7 000 CZK monthly
PENB	D
Reference number	43543

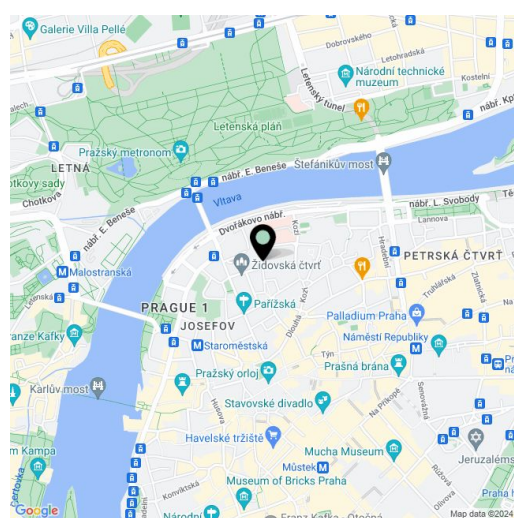
This duplex apartment with air-conditioning and a sauna is located on the top floors of an Art Nouveau apartment building, which is part of the quiet Haštalská Quarter in the historical center of Prague. The elegant building stands a short distance from Old Town Square, Pařížská Street, and the Vltava embankment. The apartment comes with a garage parking space and a cellar. The building features a reception, security and a camera surveillance system.

The entrance level of the apartment (6th floor) offers a living room with a kitchen and dining area, a **walk-in wardrobe**, a separate toilet, and an entrance hall. In the upper part are 2 bedrooms (one with a walk-in wardrobe), a bathroom (with a **massage bath** and toilet), and a **sauna**.

The apartment, created by joining two neighboring units (listed as two units in the Owner's Declaration), is **air-conditioned** and stands out for its **high amount of storage space**. Floors are **wooden**, and skylights can be shaded with electrically controlled interior **blinds** and lights controlled with a **central switch**. Facilities include a **sound system**. The kitchen is fully equipped (including an **American fridge**, **induction hob**, **built-in coffee maker**, or microwave oven). The feeling of security is enhanced by a videophone, an alarm, a security entrance door, and a safe. Heating is provided by 2 gas boilers. The apartment includes a **storage room** on the same floor and a **cellar cubicle** in the basement, and trouble-free parking is guaranteed by its own **garage space** in the basement of the building accessible by **elevator**.

The **picturesque Haštalská Quarter**, full of history, is a contrast to the nearby bustling Old Town Square or riverside embankment. The area offers all the comforts and advantages of the city center, full civic amenities and quick accessibility throughout Prague and out of the city. Metro stations and tram stops are within easy reach, the neighborhood is full of restaurants, cafes, and small shops, and a kindergarten and elementary school, **high school**, or **sports complex** are also nearby. The **gardens near St. Agnes Monastery** offer the opportunity to **relax under the treetops**.

Floor area 145.95 m², cellar 3.55 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.



Apartment Two-bedroom (3+kk)

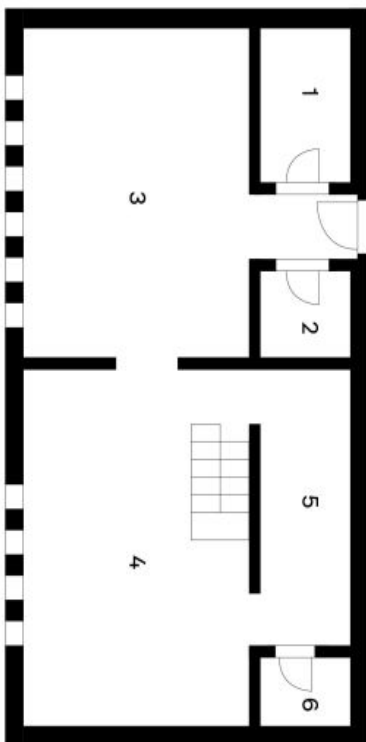
€ 1 193 157 | CZK 29 990 000

145.95 m², Prague 1, Staré Město, Bílkova

Bílkova

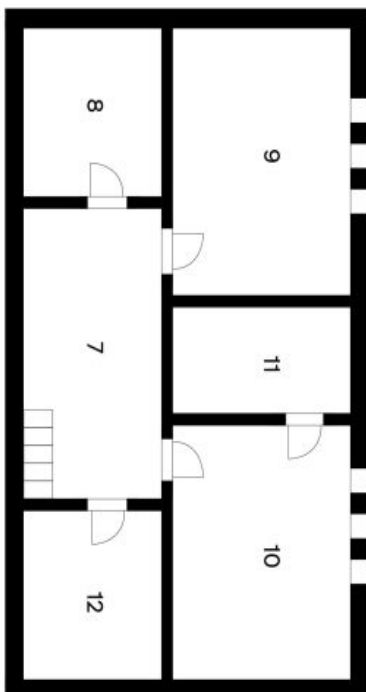
Byt 3+kk

5.NP



- 1 Šatna
- 2 WC
- 3 Obývák
- 4 Jidelna
- 5 Kuchyně
- 6 Spíž

6. NP



- 7 Galerie
- 8 Sauna
- 9 Ložnice
- 10 Ložnice
- 11 Šatna
- 12 Koupelna