



Apartment Two-bedroom (3+kk)

€ 2 738 639 | CZK 69 000 000

166 m², Prague 1, Staré Město





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Total area	181 m ²
Floor area*	166 m ²
Terrace	14 m ²
Parking	-
Cellar	Yes
Service price	11 900 CZK monthly
PENB	G
Reference number	103078

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

Unique offer of a first-class, air-conditioned attic apartment with a terrace overlooking the tower of the Old Town Hall. This designer gem is hidden on the top floor of an elegant Art Nouveau building in an attractive area, on Široká Street between the churches of St. Spirit and U Salvátora and the Spanish Synagogue, in close proximity to Pařížská Street.

The generous layout of the 5th floor apartment offers a spacious living room with a dining area and adjoining kitchen, a separate bedroom with an en-suite bathroom, a second, open bedroom with its own bathroom and separate toilet, a closet, a guest toilet, and an entrance hall. In the living room is an entrance to the **southeast-facing terrace** towards the **courtyard**.

High-quality facilities include **terrazzo, wood, laminate, and iron surfaces, Bellfires gas fireplace**, lighting by **British design icon Tom Dixon, Gaggenau** (fridge-freezer, wine cooler, induction hob), and **Miele** (washer, dryer, dishwasher) appliances, coffee machine), a Faber pull-out hood, **Tres, Boffi, and Kludi** faucets, an **MDF Italia** dining table, **Kartell** chairs and sofa set, **Bang & Olufsen TV and speaker system, air-conditioning**, security equipment, and a **pergola** on the terrace. The building has elegant common areas and an **elevator**. The apartment includes space in the basement for building a cellar.

A lucrative area in the very heart of Old Town, close to Pařížská Street, Old Town Square, the picturesque winding streets of the Haštalská quarter, and the gardens of the St. Agnes Monastery. The neighborhood is full of quality cafes, restaurants and shops, including the boutiques of global brands and Czech designers. Everything you need is within walking distance, convenient access to other parts of Prague is possible thanks to the nearby metro and tram stations.

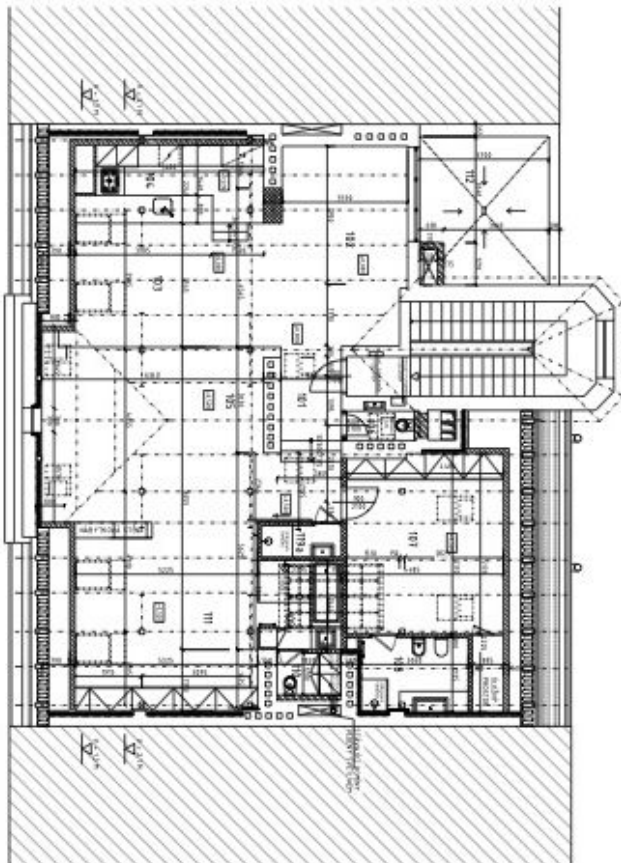
Floor area 166.3 m², terrace 14.3 m².



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č. n.	název	plocha m ²	podlaha
101	HALL	7,2	TERAZO
102	OBYVACÍ PROSTŘEDÍ	22,5	TERAZO
103	KUCHYŇ	9,3	TERAZO
104	KUCHYŇ	11,5	OBYVNÁ KAPITOVANÁ
105	OBYVACÍ PROSTŘEDÍ	21,3	OBYVNÁ KAPITOVANÁ
106	WC	1,8	TERAZO
107	LÓŽNICE	8,8	OBYVNÁ KAPITOVANÁ
108	KOUPELNA	1,1	VEŠ. SKLEP
109	KOUPELNA	4,0	VEŠ. SKLEP
109a	KOUPELNA	2,0	VEŠ. SKLEP
110	WC	2,2	VEŠ. SKLEP
111	LÓŽNICE	29,8	OBYVNÁ STĚNA
CELKEM		166,3	
112	TERAZO	N.3	TERAZO

LEGENDA MATERIÁLŮ

- STĚNACÍ KONSTRUKCE
- KONSTRUKCE NOVÉ - SAMOKAROTÁNOVÉ PÍČKY
- KONSTRUKCE NOVÉ - TERAZO
- bez konstrukce střešního pláště
- sádrokartonové přístřeší
- kež konstrukce - zatížení stěnových stěn

0 5m