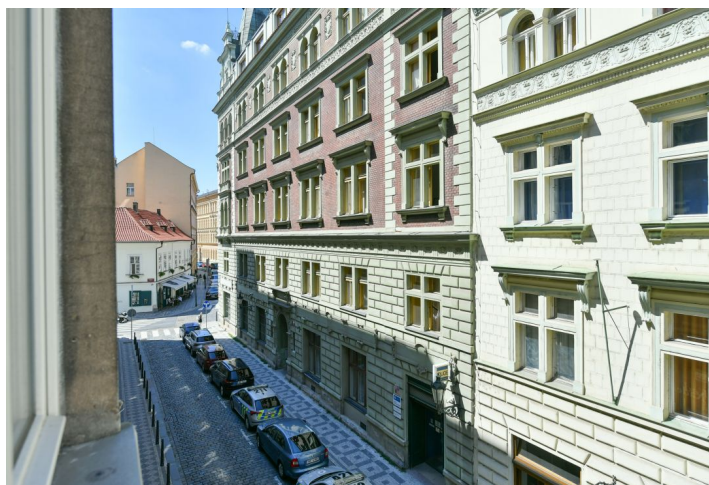




## Apartment Two-bedroom (3+kk)

€ 504 152 | CZK 12 750 000

71 m<sup>2</sup>, Praha 1, Staré Město, Benediktská





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Total area	73 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	103359

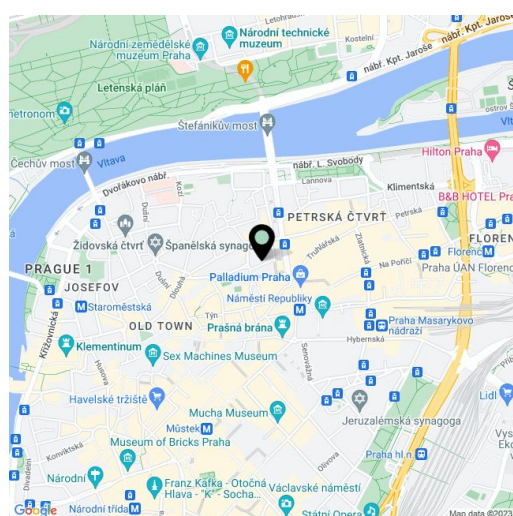
**This quiet and bright apartment with a southeast-facing balcony facing the courtyard is located on the 2nd floor of an apartment building with an elevator. The building stands on a side street in Old Town just a few steps from Republic Square.**

The living room is separated by large double doors from the spacious kitchen with a dining area. There is also 1 bedroom with a **balcony and a dressing room**, a bathroom (with a bathtub, sink, and toilet), a closet, and a foyer. The social section faces the street, and the bedroom a **quiet landscaped courtyard**.

**Refurbished wooden parquet floors** make the interior cozy; **new large casement windows** let in plenty of daylight. Heating is provided centrally; the ceiling height is 2.9 m and the apartment comes with a **cellar storage unit**. The building has new risers, a boiler room, and an elevator.

**This exceptionally quiet corner** on the border of Old and New towns is located within walking distance of metro and tram stops, close to the popular Palladium shopping center, and in the immediate vicinity of the Kotva department store, which will soon be extensively modernized. On Dlouhá Street, there are countless famous restaurants, delicatessens, boutiques, but also a theater, galleries, and clubs. Excellent accessibility is ensured by the metro and numerous tram lines.

Floor area 71.2 m<sup>2</sup>, balcony 2.3 m<sup>2</sup>, cellar.



\* 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.