



## Apartment Two-bedroom (3+1)

Sold

67.15 m<sup>2</sup>, Praha 1, Staré Město, Bílkova





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Total area	69 m <sup>2</sup>
Floor area*	67 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	-
PENB	G
Reference number	105315

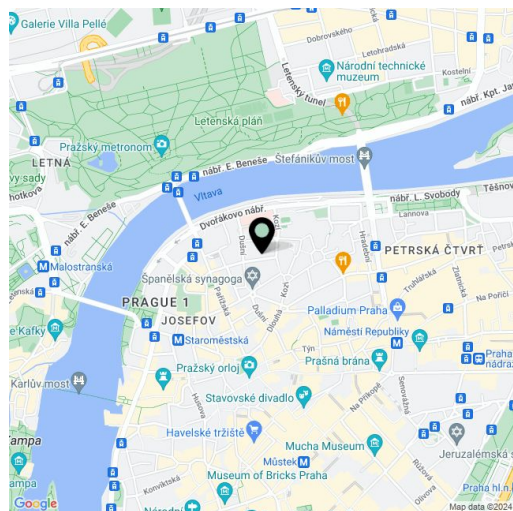
This elegant apartment with high ceilings, a sunny bay window, and a balcony is located on the 1st floor of a completely renovated Art Nouveau building with a reception, elevator, and underground garage, where 1 space is reserved for the apartment. The building with a nicely decorated facade stands in the very heart of Old Town, in a place with a long history of settlement, which gives the area a unique atmosphere.

The layout consists of a living room with a dining area and adjoining kitchen, 2 bedrooms, a bathroom (with a bathtub and toilet), and an entrance hall. One bedroom has access to a **balcony facing the courtyard**, and the living room is decorated with a **bay window** facing south towards the street. Both bedrooms face north, ideal for hot summer days.

Floors are **refurbished parquets**; windows are **wooden casement**. The custom-made kitchen is equipped with **Miele** appliances, and built-in wardrobes provide plenty of storage space. Heating is provided by a gas boiler. The building is very well maintained, with a **reception** and an **underground garage** accessible by **elevator**. A **garage space** is already included in the purchase price.

The location, with a confirmed **settlement as early as the 12th century**, stands out for its architecture with many **churches** and **synagogues**. Its dominant feature is the **St. Agnes Convent** lined with **landscaped gardens**. There are many restaurants, clubs, cafes, and shops in the vicinity, and the contrast to the narrow winding streets is nearby **luxurious Pařížská Street**. However, there are also services for everyday life nearby - a kindergarten and elementary school, a bakery, grocery stores, or medical services. Other parts of the city can be reached by tram from a nearby stop or by metro from the Staroměstská station.

Floor area 67.15 m<sup>2</sup>, balcony 2.2 m<sup>2</sup>.



\* 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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