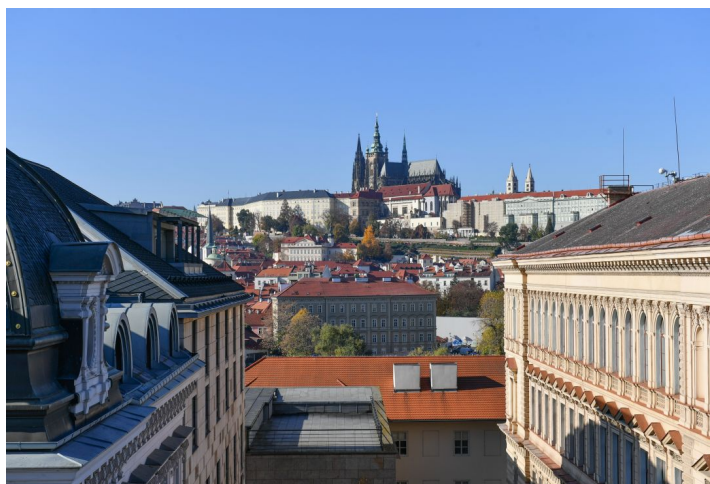




Apartment Three-bedroom (4+kk)

€ 1 922 692 | CZK 48 000 000

172 m², Prague 1, Staré Město, Křižovnická





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€ 1 922 692 | CZK 48 000 000

172 m², Prague 1, Staré Město, Křižovnická

Total area	175 m ²
Floor area*	172 m ²
Balcony	3 m ²
Parking	-
Cellar	-
PENB	G
Reference number	105776

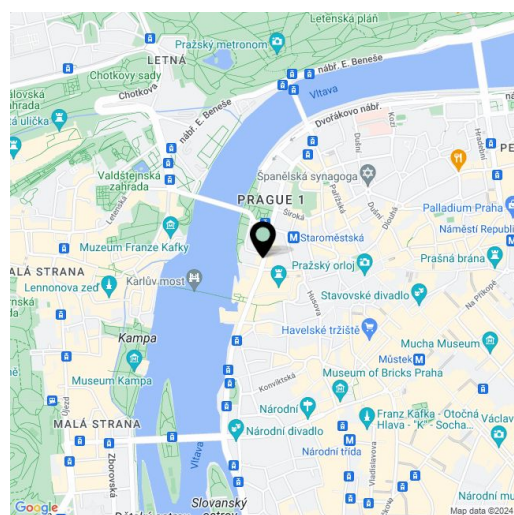
This above-standard spacious apartment with a balcony and views of Hradčany, which extends over the entire 4th floor of a historic building with an elevator, is located in a prestigious area of Old Town, in the immediate vicinity of the Charles Bridge and the green Alšovo embankment. The apartment will be created by joining 2 adjacent units.

The current layout of one apartment consists of a living room, a separate large kitchen, 1 bedroom, a bathroom, a toilet, a closet, and an entrance hall. The second apartment has a living room, 2 bedrooms, a bathroom, a toilet, and an entrance hall. According to the proposal, the layout of both apartments can be adjusted to create an **elegant, nearly hundred-meter-long living space** with an open kitchen, illuminated by a number of windows providing views of the Vltava River and Hradčany. The windows of all three bedrooms would now face the **quiet courtyard**, one of the bedrooms would have an en-suite bathroom with access to the **balcony**, and the other two bedrooms would have a shared bathroom. Two separate toilets will remain.

The building with a decorative facade was built in 1897; **the elevator** stops at the mezzanine. The floors of the apartments are **original parquet**; windows are **wooden casement**; doors are **wooden**. Heating is provided by gas boilers.

There are many **historical monuments** in the vicinity, for example the **Charles Bridge, Klementinum, Rudolfinum, or Old Town Hall**, but there are also services needed for everyday life—shops, restaurants, cafes, schools from kindergartens and elementary schools, a **Czech-English high school** or **dance conservatory**, and **university faculties**. The opportunity to escape into **greenery** is offered by the park-like **Alšovo Embankment** and the **rest area** on the **Smetana Embankment** with impressive views. Excellent transport accessibility is ensured by the A line metro and many tram lines.

Floor area 172.3 m², balcony 3.1 m².



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



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KŘÍŽOVNICKÁ 6, STARÉ MĚSTO PRAHA 1 BYT Č. 9+10 NÁVRH

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA (M ²)
5.1.1	HALA	9,2
5.1.2	KOUPELNA	4,9
5.1.3	POKOJ	19,1
5.1.4	KOUPELNA	6,4
5.1.5	POKOJ	90,2
5.1.6	KOUPELNA	4,6

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA (M ²)
5.1.7	HALA	9,1
5.1.8	KOUPELNA	4,8
5.1.9	POKOJ	12,9
5.1.10	POKOJ	15,2
CELKEM		176,4

PLOCHA BYTU (dle předpisu č. 266/2013 Sb.) 188

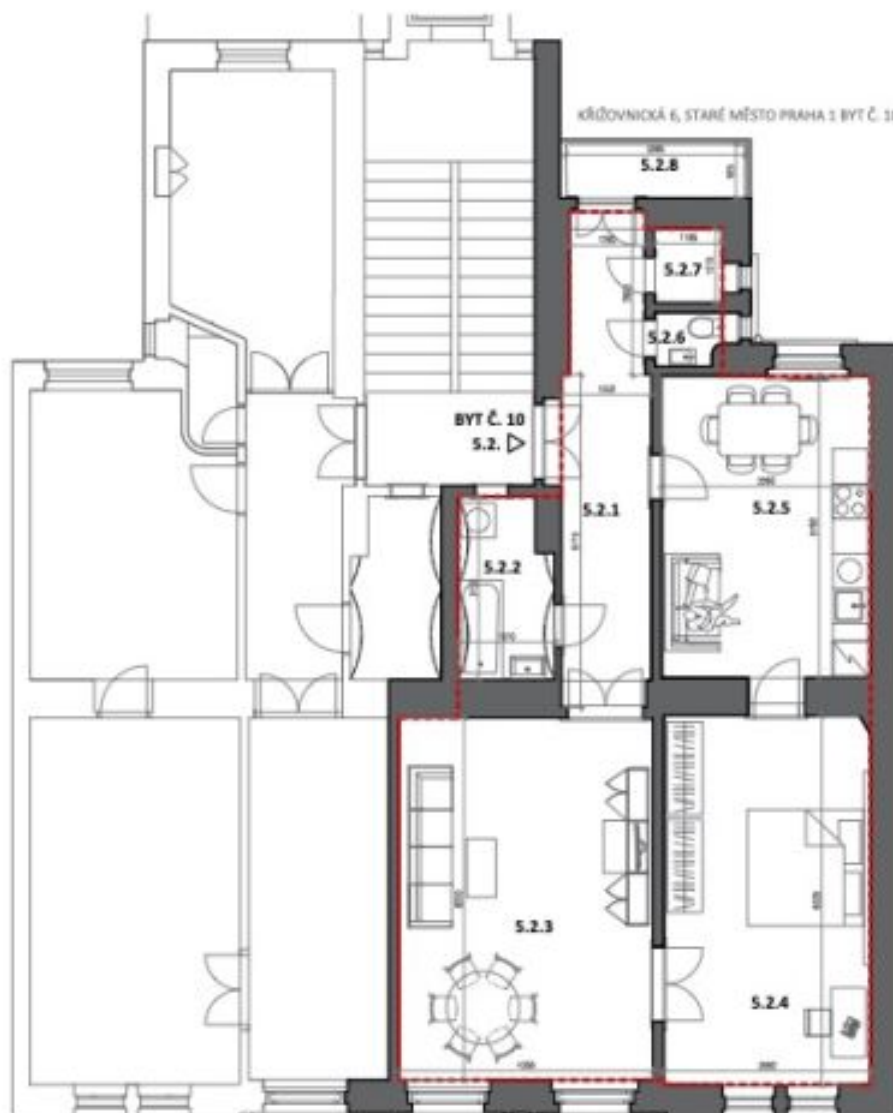
5.1.11 BALKON 2,7



Apartment Three-bedroom (4+kk)

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172 m², Prague 1, Staré Město, Křižovnická



KŘIŽOVNICKÁ 6, STARÉ MĚSTO PRAHA 1 BYT Č. 10 STAVAJÍCÍ STAV

BYT Č. 10 5.2.		
Č.M.	NÁZEV MÍSTNOSTI	PLOCHA [M2]
5.2.1	HALA	12,8
5.2.2	KOUPELNA	4,9
5.2.3	POKOJ	27
5.2.4	POKOJ	22,4
5.2.5	KUCHYŇE	19,1
5.2.6	WC	1
5.2.7	KOMORA	1,5
CELKEM		88,7
PLOCHA BYTU (s příslušenstvím)		95,5
5.2.8	BALKON	2,7



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172 m², Prague 1, Staré Město, Křižovnická



KŘÍŽOVNICKÁ 6, STARÉ MĚSTO PRAHA 1 BYT Č. 9 STAVAJÍCÍ STAV

BYT Č. 9 5.1.

ČM.	NÁZEV MÍSTNOSTI	PLOCHA [M ²]
5.1.1	HALA	8,9
5.1.2	KOUPELNA	4,6
5.1.3	POKŮJ	14,9
5.1.4	POKŮJ	22,7
5.1.5	POKŮJ	16,6
5.1.6	WC	1,6
5.1.7	KUCHYŇE	13,8
CELKEM		89,1

PLOCHA BYTU 170 (s výměrou 176/2023/10) 89,9