



Apartment Two-bedroom (3+1)

€ 961 153 | CZK 24 000 000

89.9 m², Prague 1, Staré Město, Křižovnická





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Total area	90 m ²
Parking	-
Cellar	-
PENB	G
Reference number	108159

This apartment with high ceilings and direct views of Hradčany is located on the 4th floor of a historic building with an ornate facade and elevator. The residential building is situated in Old Town, in immediate proximity to the Charles Bridge and Alšovo Embankment with a tree-lined sidewalk.

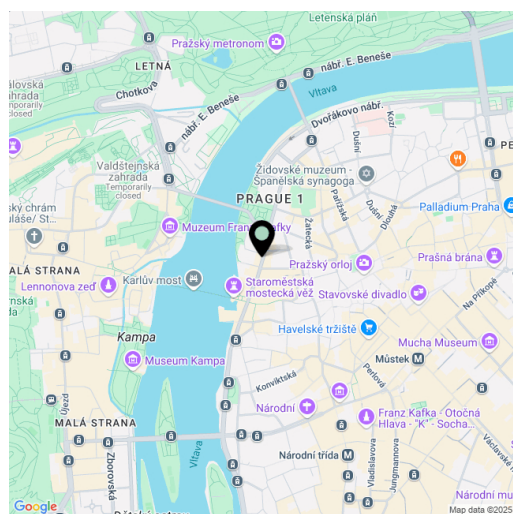
The layout of the apartment consists of a living room, a separate large kitchen, one larger and one smaller bedroom, a bathroom (with a bathtub), a toilet, and an entrance hall. The windows of the living room and the smaller bedroom, facing northwest onto the street, offer **views of Prague Castle**, while the larger bedroom and kitchen have windows facing southeast onto a **quiet courtyard**.

The rooms feature original **parquet floors** (except for one room, which has solid **plank floors**), **wooden casement windows**, and paneled doors. Heating is provided by a gas boiler. The building with an ornate facade was constructed in 1897, and the **elevator** serves mid-level floors; each floor has only two residential units.

The surrounding area is full of historical landmarks, including **Charles Bridge**, the **Clementinum**, the **Rudolfinum**, and the **Old Town Hall**, while also offering essential services for daily life. Shops, restaurants, cafés, schools (ranging from preschools and elementary schools to a **Czech-English high school**, a **dance conservatory**, and **university faculties**) are all within convenient reach. For relaxation, you can enjoy the **Alšovo Embankment** and recreational space near the Smetana Embankment, offering **impressive views** of Prague's landmarks. Excellent transportation links are provided by the metro and numerous tram lines, with a tram stop and a metro station (line A) just a few steps from the building.

Floor area 89.9 m².

If interested, it is possible to buy an adjacent unit of 88.7 m² with a 2.7 m² balcony.



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

BYT Č. 9 5.1.

Č.M. NÁZEV MÍSTNOSTI PLOCHA [M2]

5.1.1 HALA 8,9

5.1.2 KOUPELNA 4,6

5.1.3 POKOJ 14,9

5.1.4 POKOJ 22,7

5.1.5 POKOJ 16,6

5.1.6 WC 1,6

5.1.7 KUCHYNĚ 13,8

CELKEM 83,1

PLOCHA BYTU (sle předsjou č. 366/2013 Sb.) 89,9