



## Apartment Two-bedroom (3+1)

€ 963 082 | CZK 24 000 000

89.9 m², Prague 1, Staré Město, Křižovnická



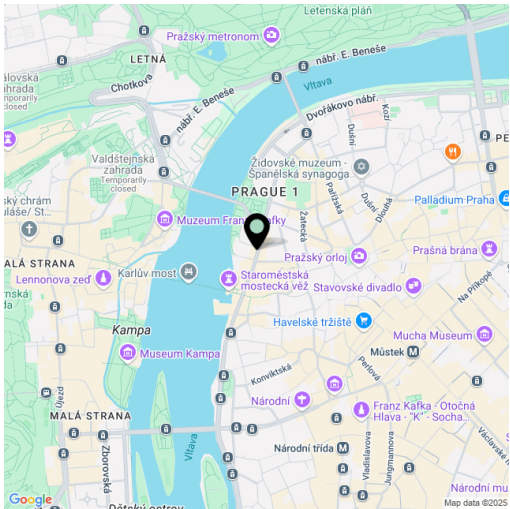


# Apartment Two-bedroom (3+1)

€ 963 082 | CZK 24 000 000

89.9 m², Prague 1, Staré Město, Křižovnická

Total area	90 m²
Parking	-
Cellar	-
PENB	G
Reference number	108159



\* 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.

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.

Foor area 89.9 m².

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

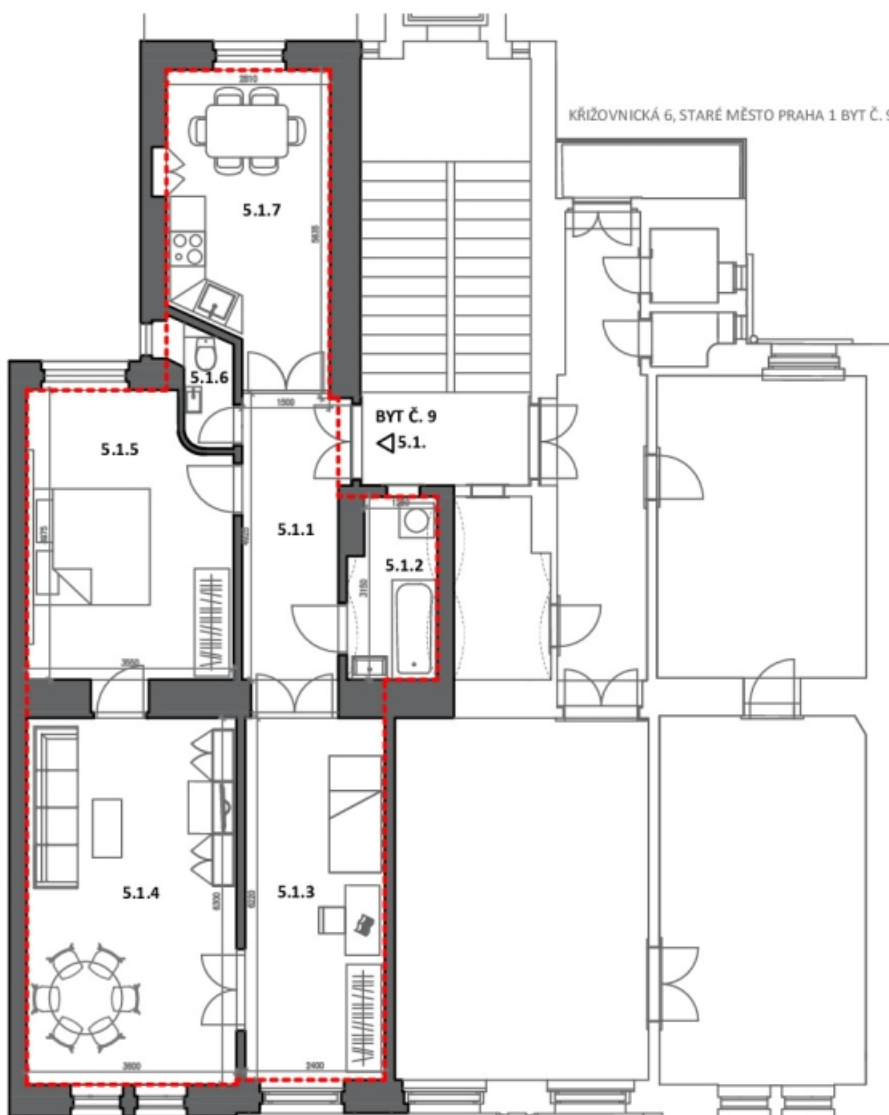




## Apartment Two-bedroom (3+1)

€ 963 082 | CZK 24 000 000

89.9 m², Prague 1, Staré Město, Křižovnická



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 (dle předpisu č. 366/2013 Sb.) 89,9