



## Apartment One-bedroom (2+1)

€ 921 105 | CZK 23 000 000

88.7 m<sup>2</sup>, Prague 1, Staré Město, Křižovnická





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Total area	91 m <sup>2</sup>
Floor area*	89 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	108161

This apartment with high ceilings is located on the 4th floor of a historic building with an ornate facade and an elevator. The residential building, dating from the late 19th century, is situated in Old Town, in immediate proximity to Charles Bridge and the Alšovo Embankment, which features beautiful park landscaping and water elements.

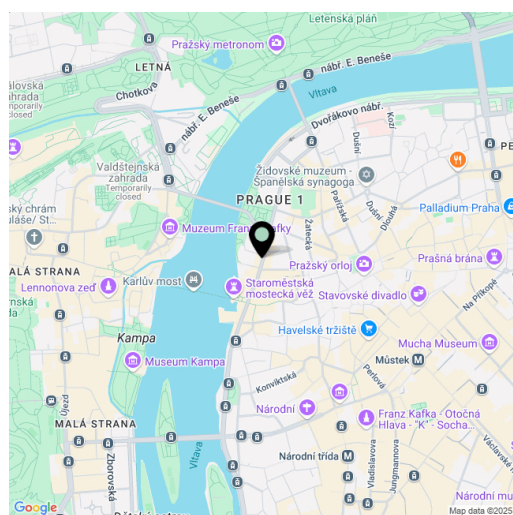
The layout of the apartment consists of a living room, a large kitchen with a dining area, one bedroom, a bathroom (with a bathtub), a separate toilet, a closet, and an entrance hall with access to a balcony. The windows of the living room and bedroom face northwest onto the street, while the kitchen with a balcony faces southeast onto a quiet courtyard.

The floors feature original parquet; windows are wooden casement; doors are wooden paneled. Heating is by a gas boiler. The building with an ornate facade was constructed in 1897, and the elevator serves mid-level floors. There are only two apartments per floor.

The prestigious location is in close proximity to Charles Bridge, the Clementinum, the Rudolfinum, and the Old Town Hall. The surrounding area offers essential services for daily life, including shops, restaurants, cafés, a library, and a post office. For relaxation, Alšovo Embankment and the recreational area near the Smetana embankment offer postcard-like views. A tram stop and an A line metro station are just a few steps from the building.

Floor area 88.7 m<sup>2</sup>, balcony 2.7 m<sup>2</sup>.

If interested, it is possible to buy an adjacent unit of 89.9 m<sup>2</sup>



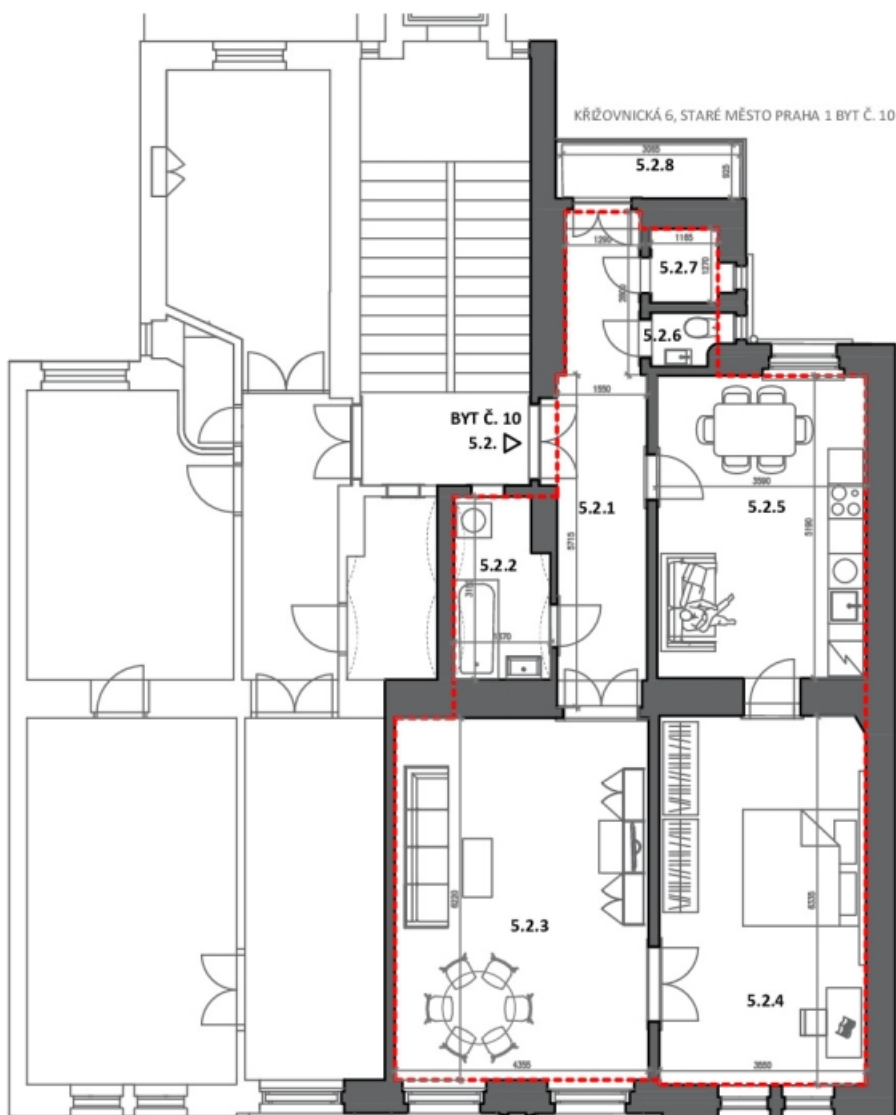
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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KŘÍŽOVNICKÁ 6, STARÉ MĚSTO PRAHA 1 BYT Č. 10 STAVAJICI 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	KUCHYNĚ	19,1
5.2.6	WC	1
5.2.7	KOMORA	1,5
CELKEM		88,7
PLOCHA BYTU (dle předpisu č. 366/2013 Sb.)		95,5
5.2.8	BALKON	2,7