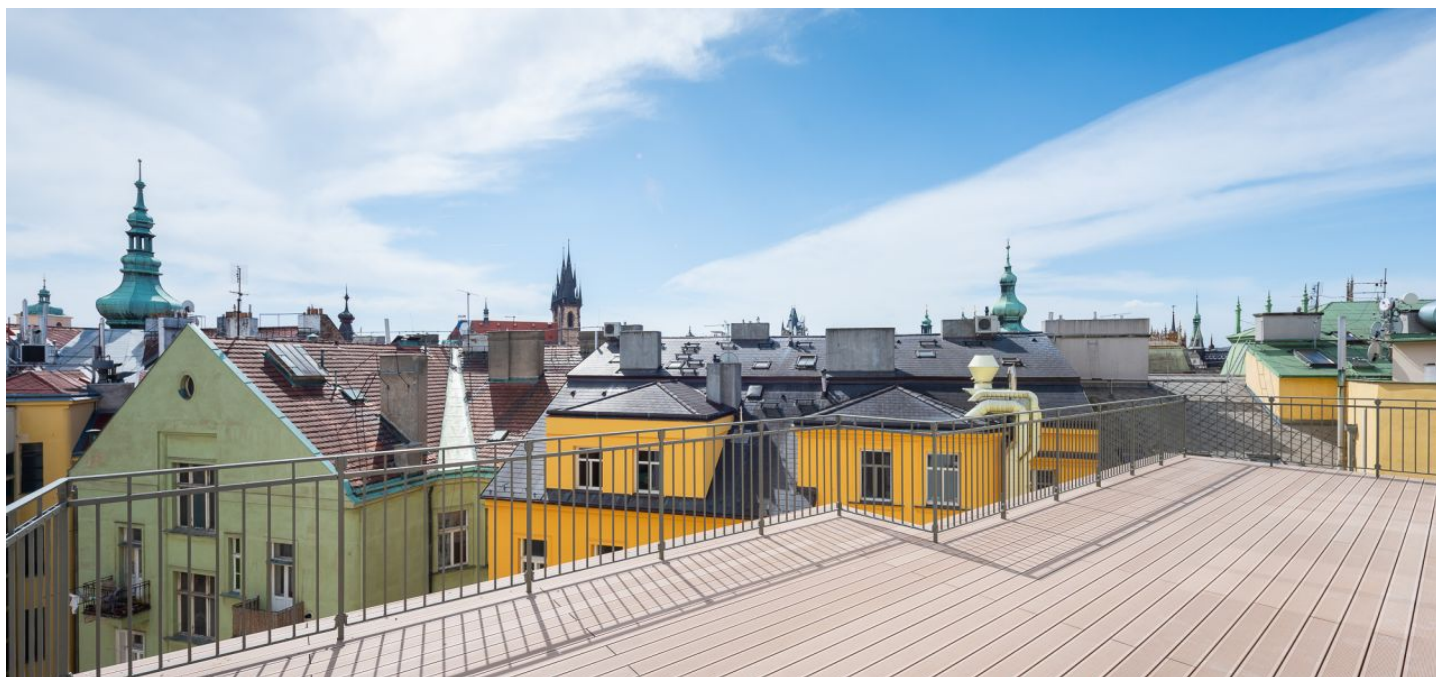




## Apartment Three-bedroom (4+kk)

€ 2 604 688 | CZK 65 000 000

256 m<sup>2</sup>, Prague 1, Staré Město, Věžeňská





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Total area	315 m <sup>2</sup>
Floor area*	256 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	-
Cellar	3 m <sup>2</sup>
PENB	G
Reference number	28472

**Unique opportunity to purchase a large duplex apartment with a terrace and balcony housed in a renovated Art Nouveau building in the very heart of Old Town, just a few steps from Old Town Square and Parizska Street.**

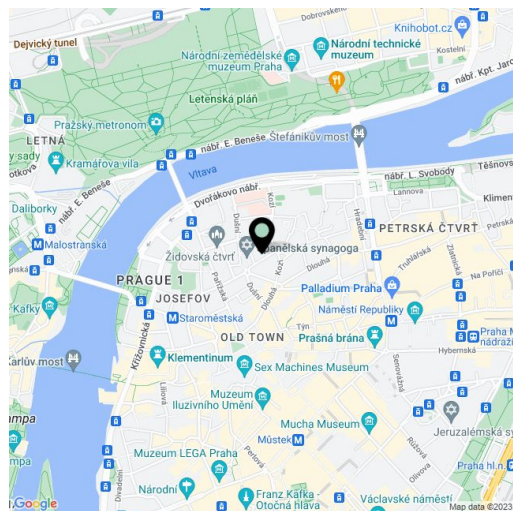
The apartment, designed by Italian architects, is located on the 5th floor. A new elevator now leads directly to the level. The interior is dominated by an **airy and spacious living room** with a kitchen and a staircase. At the entry level, there is also a separate WC, a utility room, and 2 bedrooms facing a quiet courtyard, 1 of which has a balcony. The upper floor consists of a bright gallery and 1 bedroom with a walk-in closet and a **preparation for a sauna**. **All the bedrooms in the apartment have an en-suite bathroom**. The entire **southeast side boasts a terrace** overlooking the towers of Týn Church.

A feeling of airiness is enhanced by the double height ceilings in the living room and the **large-format skylights**. There is air-conditioning and **underfloor heating**. The apartment is offered in a condition of "white walls," allowing the owner, according to their own ideas, to finish the stairs, interior doors, floors, and sanitary facilities. In the utility room is a preparation for a gas boiler.

**A very desired location** in the former Jewish Quarter of Prague, on a quiet one-way street that leads to the main tourist routes and many architectural monuments (the Spanish Synagogue, the Church of St. Salvator and many others). Within walking distance is the Staroměstská metro station (line A), while there is also a public bus stop directly in front of the building. There is also a tram stop nearby.

Floor area 255.6 m<sup>2</sup>, terrace 52.9 m<sup>2</sup>, balcony 6.1 m<sup>2</sup>, cellar 3.3 m<sup>2</sup>.

Sale of a company.



\* 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.