



Apartment Four-bedroom (5+1)

€ 2 103 592 | CZK 53 000 000

204 m², Prague 1, Staré Město, V Kolkovně





Apartment Four-bedroom (5+1)

€ 2 103 592 | CZK 53 000 000

204 m², Prague 1, Staré Město, V Kolkovně

Total area	208 m ²
Floor area*	204 m ²
Balcony	4 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	31815

This stylish air-conditioned apartment with high ceilings, large rooms, and 2 balconies overlooking the Church of the Holy Spirit, the Franz Kafka monument, and the Spanish Synagogue is located on the 1st floor of a completely renovated Art Nouveau building with a new elevator. A unique location near prestigious Pařížská Street, the Vltava embankment, and many historical monuments.

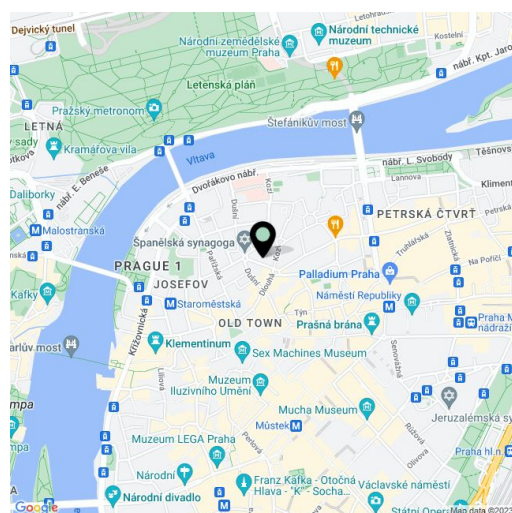
The generously designed layout consists of a spacious living room with a **bay window**, a kitchen with a dining area and access to the **balcony**, a master bedroom with a **balcony**, an en-suite bathroom (whirlpool tub, shower), and large **fitted wardrobe** (usable as a room, e.g. a study), another 2 bedrooms, the main bathroom (bathtub, shower), a central hall, a utility room, a separate toilet, and an entrance hall.

The apartment **has been expensively reconstructed**. The dominant feature of the interior is a backlit **onyx board**, and the **fireplace** contributes to a pleasant atmosphere. Facilities include wooden casement windows (replicas of the original) and cassette doors (single and double-wing). Wooden parquet floors and carpets. The bathrooms boast **marble and stone tiles**, and underfloor heating for thermal comfort. Hansgrohe radiators. The lighting has programmable color variations via remote control or by the central switch. The kitchen is equipped with **Miele and De Dietrich** appliances. Security is provided by a safe, an alarm, security entrance doors, and a camera system. Gas boiler heating. The apartment comes with a **cellar**. The building showcases preserved and renovated original architectural elements, including a richly decorated facade. The price includes the quality interior equipment, and is therefore move-in ready.

The building from the turn of the 19th and 20th centuries stands directly opposite the **Spanish Synagogue** and **the Church of the Holy Spirit**, just a few steps from Pařížská Street and Old Town Square. The location provides the comfort of high-level services, many renowned restaurants, fashion boutiques, quality delicatessens, and rich cultural opportunities. A tram stop is a 4-minute walk away, and the Staroměstská metro station (line A) is within walking distance. You can also walk across the bridge to the large **Letna Park**.

Floor area 204.4 m², balconies 2 and 2 m², cellar.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



Apartment Four-bedroom (5+1)

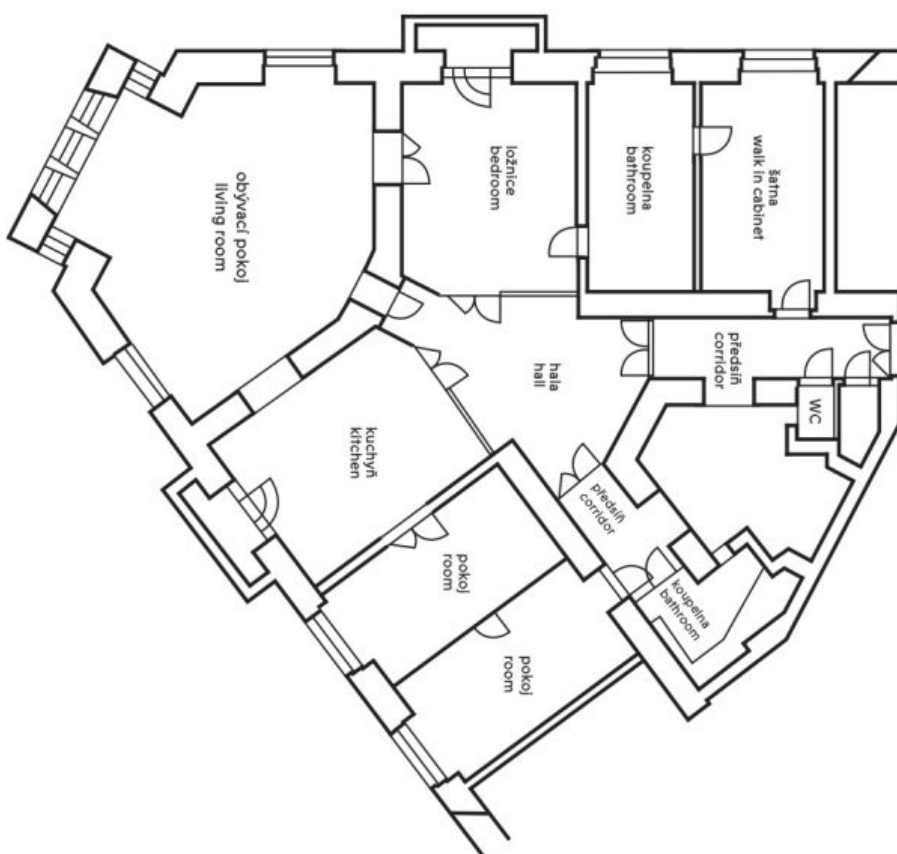
€ 2 103 592 | CZK 53 000 000

204 m², Prague 1, Staré Město, V Kolkovně

Plánek bytu

Byt 5+1 | 204,4 m²

Pokoj 1	48,8 m ²
Pokoj 2	25,7 m ²
Pokoj 3	25,7 m ²
Pokoj 4	15,7 m ²
Pokoj 5	16,2 m ²
Kuchyňe	16,5 m ²
Koupelna 1	3,9 m ²
Koupelna 2	14,3 m ²
WC	1,5 m ²
Spíž	1,5 m ²
Hala	27,9 m ²
Chodba 1	3,9 m ²
Chodba 2	2,8 m ²
Celková plocha	204,4 m²



2. NP