



## Apartment One-bedroom (2+kk)

Sold

149.48 m<sup>2</sup>, Prague 1, Staré Město, Melantrichova





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|                  |                    |
|------------------|--------------------|
| Total area       | 166 m <sup>2</sup> |
| Floor area*      | 149 m <sup>2</sup> |
| Terrace          | 16 m <sup>2</sup>  |
| Parking          | -                  |
| Cellar           | Yes                |
| Service price    | 2 000 CZK monthly  |
| PENB             | G                  |
| Reference number | 32241              |

**Fire up the wood in the fireplace, listen to it crackle and let the historical atmosphere of the apartment envelop you. Dine on your own terrace next to the Old Town Astronomical Clock. This air-conditioned renovated apartment is situated on the highest level of a 14th-century burgher house in which the famous composer Josef Mysliveček lived. The building stands on a crooked street in one of the most attractive parts of Prague.**

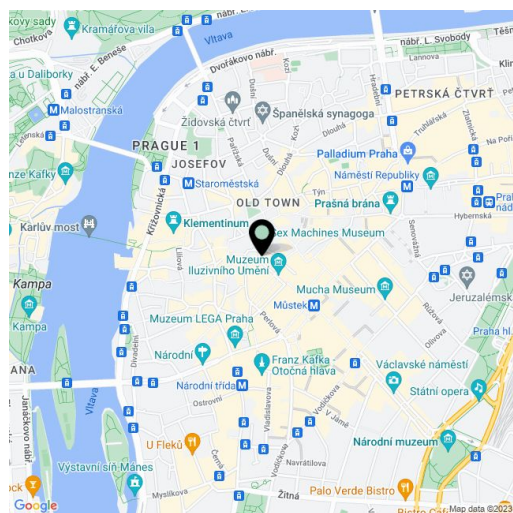
The entry level of the apartment on the 3rd floor consists of a living room with a fireplace, a kitchen, a dining area, and bedroom with access to the **terrace**, a bathroom, a foyer, a cloakroom, a pantry, and a utility room. Upstairs, where sloping ceiling height is 165 cm, is an open space with a bathroom. The attic consists of an open space suitable, for example, as a study or children's playroom.

The building with only 4 residential units is a **cultural monument**. The first recorded mention of the building dates back to 1360 and the year 1616 written on the entrance gate dates to a late Renaissance reconstruction. In the 18th century, the building was reconstructed in the **Baroque style**; in recent years it was completely renovated. Facilities include **new triple-glazed casement windows**, remote controlled skylights, **wooden parquet floors**, large-format tiles and **underfloor heating** in the bathroom, **built-in cooling**, Sapeli interior doors, and a complete kitchen with **Miele** appliances. The apartment has a very cozy atmosphere thanks to its **solid wood beams and fireplace**. Heating is provided by a Vaillant gas boiler.

This part of Prague is on the **UNESCO World Heritage Site** list. It is just a few steps away from **Old Town Square**, and a 3-minute walk to the Estates Theater, **Wenceslas Square**, and the **Na Příkopě** shopping boulevard. The neighborhood offers a wide selection of restaurants, cafes, and clubs, as well as schools, offices, banks, pharmacies, a post office, and other services. There is a line A and B metro station and a tram stop nearby. Those wishing to relax amongst the greenery can reach the **aristocratic gardens** below Prague Castle in only 1 metro stop.

Floor area 149,66 m<sup>2</sup>, terrace 16.02 m<sup>2</sup>, cellar room

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



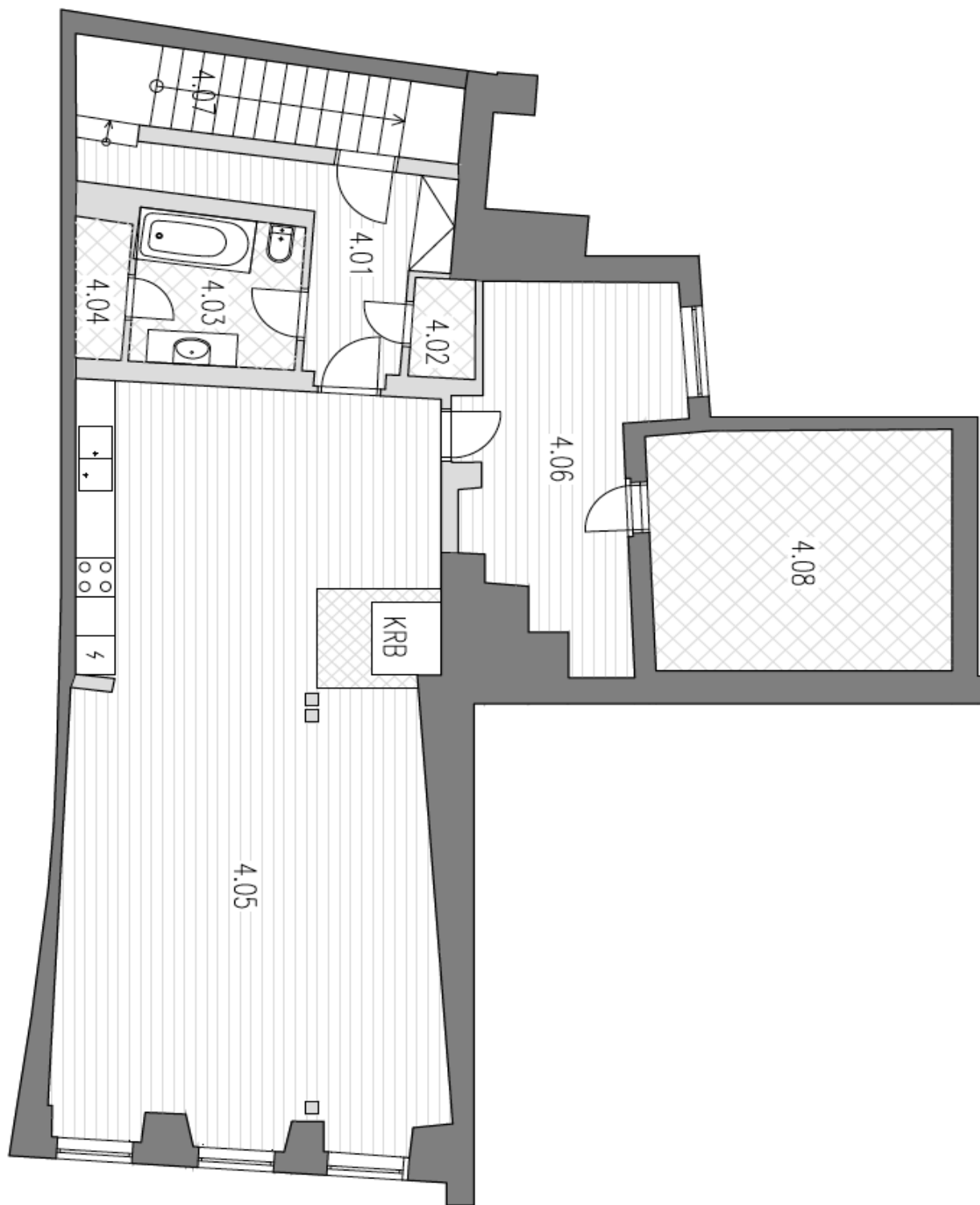
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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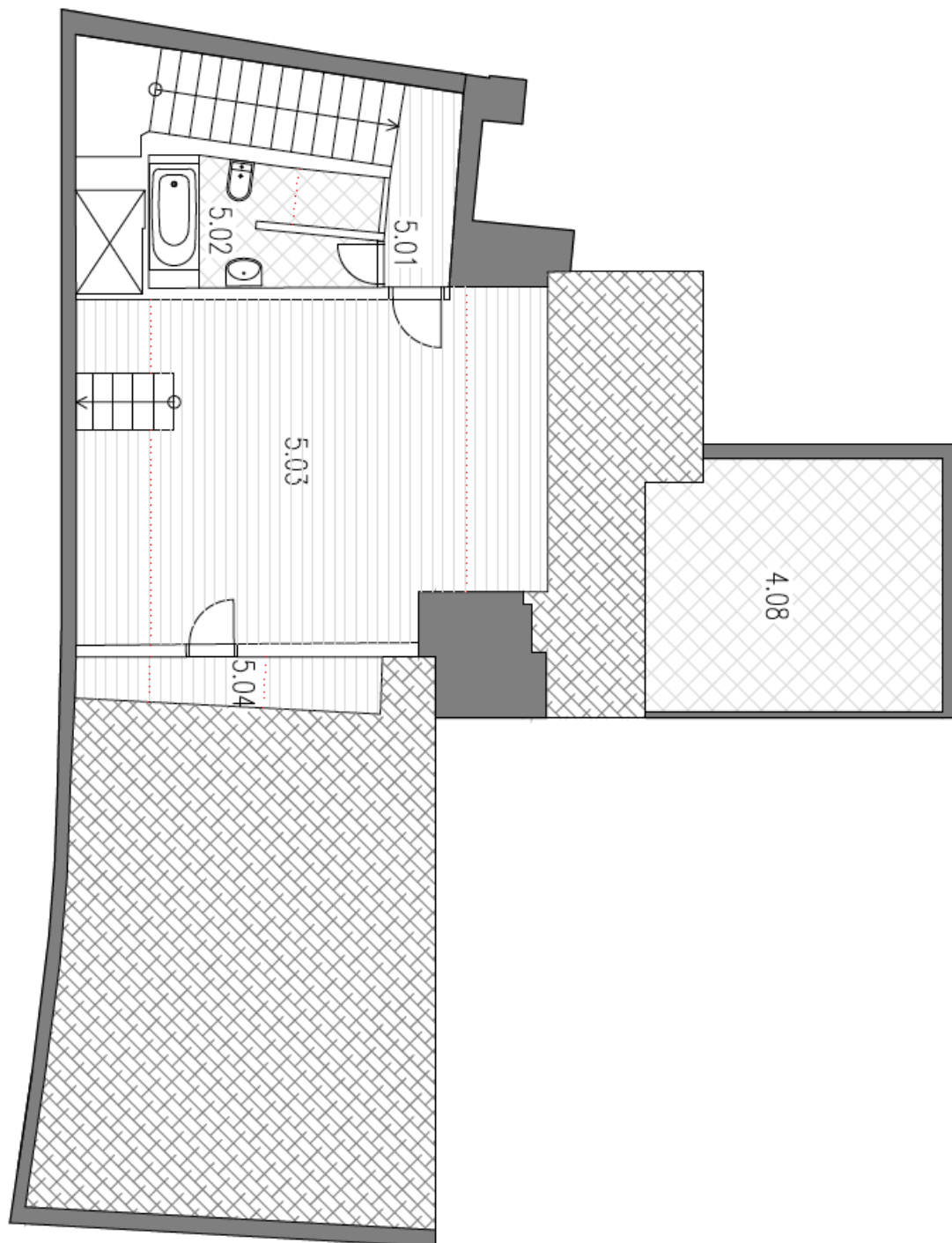
Ulice Melantrichova



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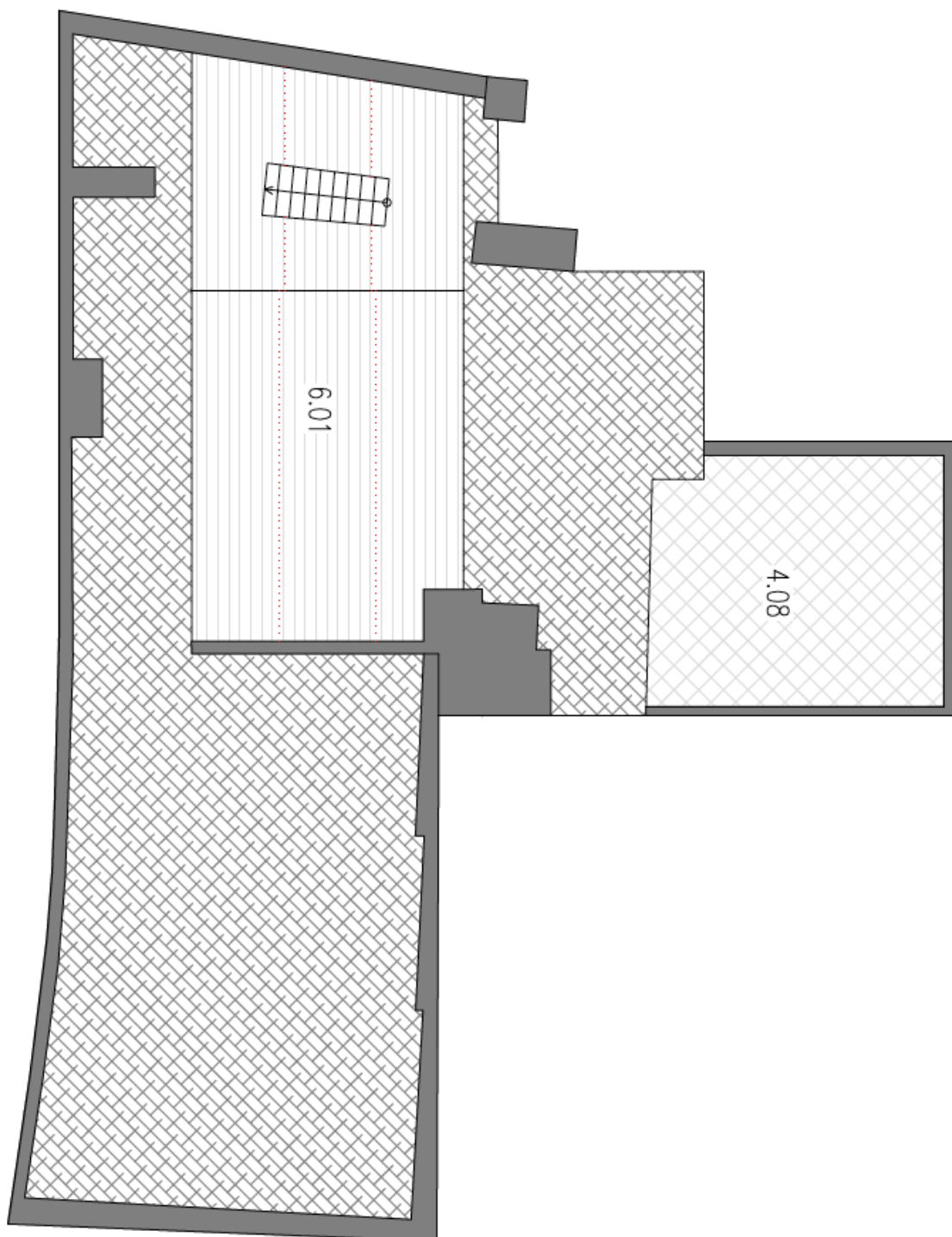




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