



## Apartment One-bedroom (2+kk)

Sold

75.81 m<sup>2</sup>, Prague 1, Staré Město, Týnská ulička





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Total area	77 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	32274

This renovated apartment with a balcony facing the courtyard is located on the 2nd floor of a burgher house situated in the historical center of Prague, close to the Tyn Church, Ungelt, and Old Town Square. The neighborhood has been continuously inhabited for several centuries, creating a strong *genius loci*.

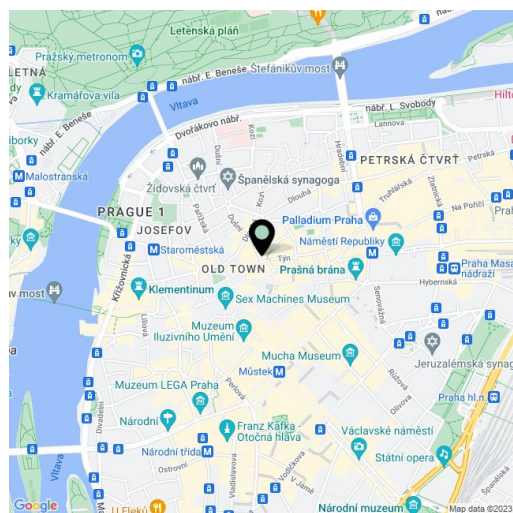
The interior with high ceilings consists of a living room with a **bay window**, a **balcony**, and a kitchen, a bedroom, a bathroom (shower, toilet, bidet, sink, washing machine), a dressing room, and a vestibule.

Facilities include **refurbished parquet floors**, windows with direct views of **the Tyn Church**, a kitchen with built-in appliances and a breakfast bar, built-in storage and a safe, a security entrance door, and an audio entry phone. The building is well maintained. There is no elevator.

The apartment is located in an **attractive part of Old Town** with many monuments and luxury boutiques, a wide selection of restaurants, bars, and cafes, as well as theaters, churches, and galleries. The Staroměstská (line A) and Náměstí Republiky (line B) metro stations are within walking distance, as are tram stops including night links. The **Za Svatyněmi Garden** at the Convent of St. Agnes or **Letná Park** on the opposite bank of the Vltava River offer green spaces and a respite from the hustle and bustle of the city. You can enjoy **panoramic views of the Prague Castle** from the boats anchored not far from the building.

Interior 75.81 m<sup>2</sup>, balcony 1.43 m<sup>2</sup>.

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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