



## Apartment Four-bedroom (5+1)

Ask for price

187 m<sup>2</sup>, Praha 1, Staré Město





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Total area	194 m <sup>2</sup>
Floor area*	187 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	36638

\* 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.

This dignified, sprawling apartment with preserved important historical elements, 2 balconies, and views of typical Old Town buildings is located on the 3rd floor of a listed apartment building in the heart of the city, just a few steps from Old Town Square next to the U Salvátora Church.

Spread out over practically 200 square meters, the interior consists of a living room with a **balcony**, a dining room, a kitchen, a study, 1 bedroom with an en-suite bathroom, a 2nd bedroom also with a private bathroom, a dressing room, and a balcony **facing the courtyard**, a large entrance hall, a central bathroom, and a guest toilet.

**Art Nouveau paintings on a wooden base** from the end of the 19th century will make you want to gaze at the lovely ceilings. There is an Italian **Venetian glass** chandelier in the dining room and the hallway is decorated with **stained glass**, a wardrobe with **gold leaf and silver** decorations, and a **marble floor**. The rooms have **parquet floors**, and the bathroom, hallway, and kitchen boast **underfloor heating**. The kitchen is equipped with **Miele** appliances. The apartment was last reconstructed in 2005. Heating is provided by a Junkers gas boiler. The listed corner apartment house was completed according to the plans of architect Emanuel Dvořák in 1900 in the style of Late Historicism with Neo-Baroque and Art Nouveau elements. The building is nicely decorated, and there is a modern elevator. Parking is available in front of the building in the zone for residents.

The unique location with an impressive genius loci offers quality urban living with all services at your fingertips. In the vicinity, there are not only many restaurants, cafes, and shops, but also schools from nurseries to high schools, the famous **churches of the Holy Spirit** and **U Salvátora**, and many monuments and cultural institutions. You can reach the garden of the **St. Agnes Monastery** or the **Vltava embankment** in only a few minutes' walk. A metro station and a tram stop are within easy reach.

Interior 187 m<sup>2</sup>, balcony 6.5 m<sup>2</sup> and 5 m<sup>2</sup>.





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