



## Apartment One-bedroom (2+kk)

Sold

49 m<sup>2</sup>, Praha 1, Staré Město, Benediktská





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Total area	50 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	36895

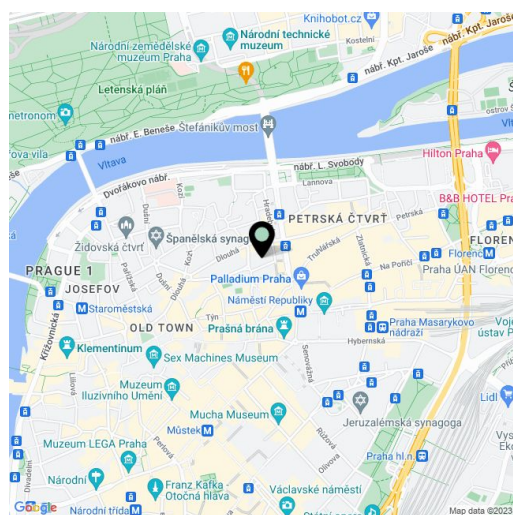
This completely and sensitively renovated quiet Old Town apartment is located on the 4th floor of a Functionalist building with an elevator, situated on a side street in the city center, just a few steps from the Palladium shopping center and the metro station on Republic Square.

The layout consists of a living room with an open plan kitchen, one bedroom with a **balcony** and a window facing a **quiet courtyard**, a bathroom (with a walk-in shower, sink, toilet, connection for a washing machine, designer heating towel rail) and an airy hall, which is seamlessly connected to the living room.

Thanks to the successful reconstruction, the interior is bright and airy. Facilities include **wooden parquet floors**, large new casement windows, ingeniously designed built-in wardrobes, a complete kitchen with built-in appliances, and quality sanitary ware. The purchase price includes a **cellar**.

This exceptionally **quiet corner of old Prague** is within easy reach of the metro and tram. On nearby Dlouhá Street, there are countless famous restaurants, boutiques, and delicatessens, as well as the Theater in Dlouhá, the Roxy concert club and the club within the NoD gallery. A post office and medical services are also close-by. The place lies on the border of two worlds: on one side are the **mysterious winding streets** around Haštalské Square, on the other a **modern business zone** near Republic Square and Na Příkopě Avenue. If you want to enjoy peace and greenery, you can reach the **Za svatyněmi garden** near the Anežský Convent or the large **Letenské Gardens** on the opposite bank of the Vltava River.

Interior 49.03 m<sup>2</sup>, balcony 0.92 m<sup>2</sup>, cellar.



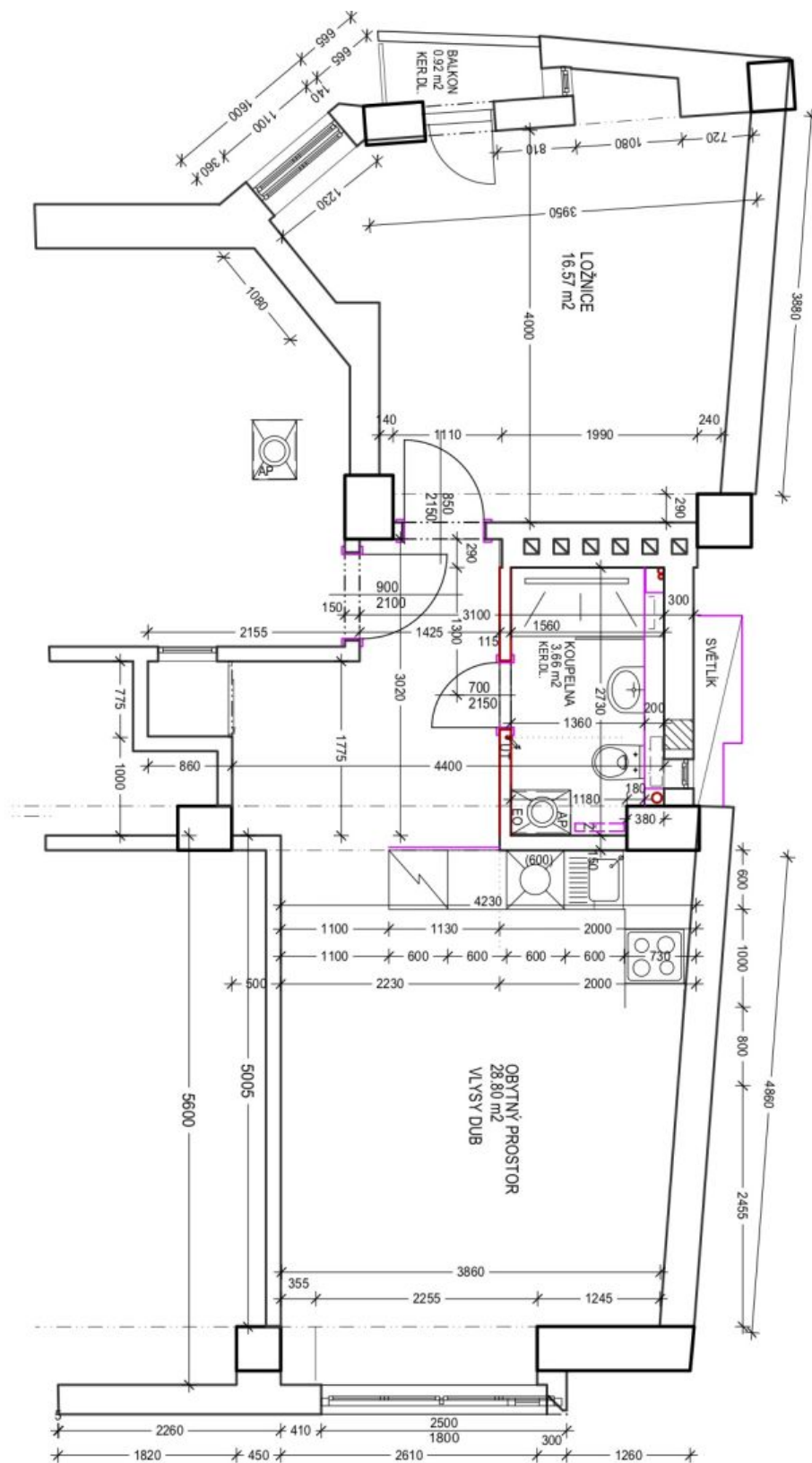
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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PODLAHOVA PLOCHA: 49.03 m<sup>2</sup>