



## Apartment One-bedroom (2+kk)

Sold

55 m<sup>2</sup>, Prague 1, Staré Město, U Milosrdných

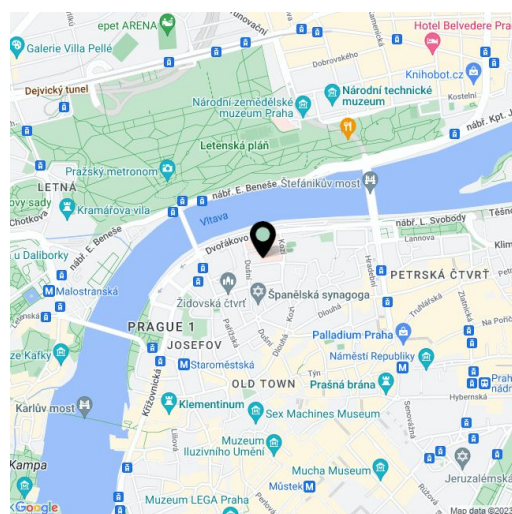




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Total area	55 m <sup>2</sup>
Parking	-
Cellar	-
Service price	1 521 CZK monthly
PENB	G
Reference number	40419



\* 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 fully furnished and tastefully renovated quiet apartment with a practical layout and a unique view of the opposite church of St. Simon and Jude is located on the 3rd floor of a carefully renovated apartment building with an elevator. The building from 1908 stands on a quiet side street right in the heart of Old Town, in the Haštalská district with a strong genius loci. Close to prestigious Pařížská Street, the former Jewish Quarter, Old Town Square, and the Vltava embankment. The property is suitable both as an investment and as a private residence.

Thanks to the practical layout, the number of windows, and high ceilings, the apartment looks very spacious and airy. It consists of a living room with a kitchen, 1 bedroom with a bathroom (bath, shower, toilet, bidet, sink), a separate toilet with a connection to a washing machine, and a hallway. The windows provide a postcard view of the Church of St. Simon and Jude and the complex of the Na Františku hospital buildings built in the 14th century.

Facilities include **parquet floors** and new casement windows. The living room is accessible from the hall through a double door with glass panels. The apartment was furnished with the help of **an interior designer**. Decorative wooden radiator covers recall the original architecture. All of the furniture, **including original paintings, is included in the purchase price**. The kitchen has an induction hob; there is a built-in wardrobe in the hall. Safety is ensured by a security front door and a videophone. Heating is by a Buderus gas boiler. The building built by architect František Chvojka was completely renovated in 2014.

It is located in the **historic center of Prague** yet apart from the main tourist routes, with everything you need within walking distance—restaurants, cafes, shops, but also sports facilities and medical services. There is a tram stop only a 5-minute walk away and a metro station 10 minutes. Several important sacral buildings (St. Agnes Monastery, the churches of St. Simon and Jude, the Holy Spirit, U Salvátora, and several synagogues) in the immediate vicinity give the area a calming spiritual character. The **Za Svatyněmi Garden** is a green oasis with modern sculptures and **Letná Park** is on the opposite side of the Vltava River.

Interior 55 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.