



## Apartment Four-bedroom (5+1)

€ 2 100 258 | CZK 53 000 000

204 m², Prague 1, Staré Město, V Kolkovně





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Total area	208 m²
Floor area*	204 m²
Balcony	4 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	31815

This stylish air-conditioned apartment with high ceilings, large rooms, and 2 balconies overlooking the Church of the Holy Spirit, the Franz Kafka monument, and the Spanish Synagogue is located on the 1st floor of a completely renovated Art Nouveau building with a new elevator. A unique location near prestigious Pařížská Street, the Vltava embankment, and many historical monuments.

The generously designed layout consists of a spacious living room with a **bay window**, a kitchen with a dining area and access to the **balcony**, a master bedroom with a **balcony**, an en-suite bathroom (whirlpool tub, shower), and large **fitted wardrobe** (usable as a room, e.g. a study), another 2 bedrooms, the main bathroom (bathtub, shower), a central hall, a utility room, a separate toilet, and an entrance hall.

The apartment **has been expensively reconstructed**. The dominant feature of the interior is a backlit **onyx board**, and the **fireplace** contributes to a pleasant atmosphere. Facilities include wooden casement windows (replicas of the original) and cassette doors (single and double-wing). Wooden parquet floors and carpets. The bathrooms boast **marble and stone tiles**, and underfloor heating for thermal comfort. Hansgrohe radiators. The lighting has programmable color variations via remote control or by the central switch. The kitchen is equipped with **Miele and De Dietrich** appliances. Security is provided by a safe, an alarm, security entrance doors, and a camera system. Gas boiler heating. The apartment comes with a **cellar**. The building showcases preserved and renovated original architectural elements, including a richly decorated facade. The price includes the quality interior equipment, and is therefore move-in ready.

\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

The building from the turn of the 19th and 20th centuries stands directly opposite the **Spanish Synagogue** and the **Church of the Holy Spirit**, just a few steps from Pařížská Street and Old Town Square. The location provides the comfort of high-level services, many renowned restaurants, fashion boutiques, quality delicatessens, and rich cultural opportunities. A tram stop is a 4-minute walk away, and the Staroměstská metro station (line A) is within walking distance. You can also walk across the bridge to the large **Letna Park**.

Floor area 204.4 m², balconies 2 and 2 m², cellar.

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





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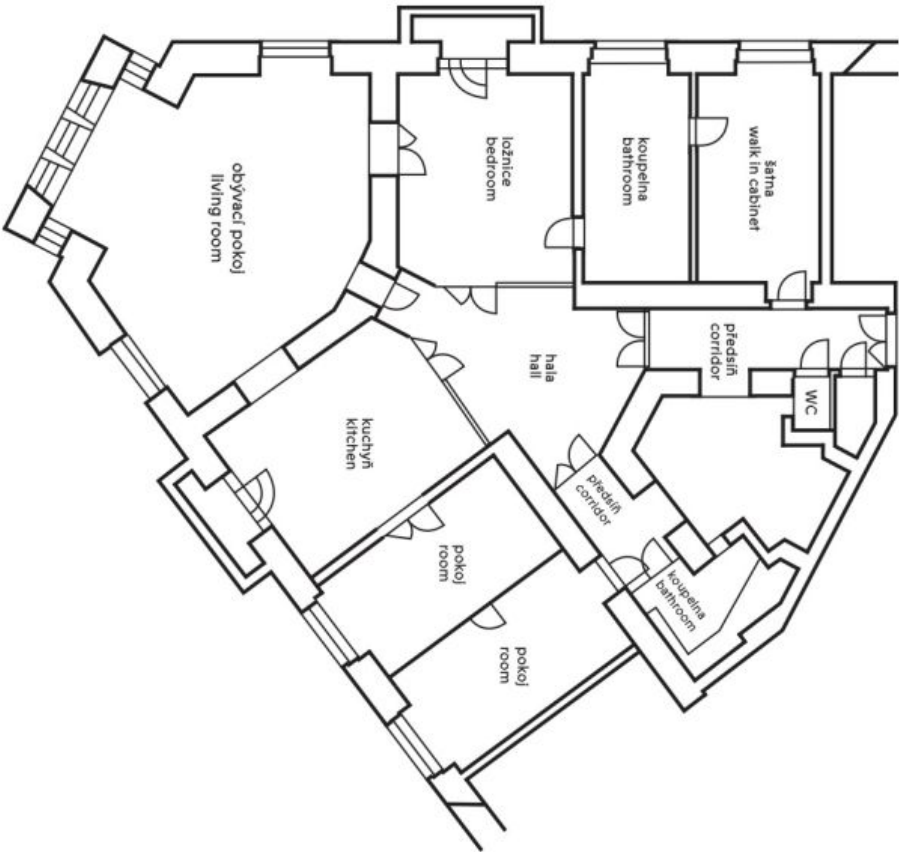
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Pláněk bytu

Byt 5+1 | 204,4 m²

Pokoj 1	48,8 m²
Pokoj 2	25,7 m²
Pokoj 3	25,7 m²
Pokoj 4	15,7 m²
Pokoj 5	16,2 m²
Kuchyňe	16,5 m²
Koupelna 1	3,9 m²
Koupelna 2	14,3 m²
WC	1,5 m²
Spíž	1,5 m²
Hala	27,9 m²
Chodba 1	3,9 m²
Chodba 2	2,8 m²
Celková plocha	204,4 m²



2. NP