

## Apartment Four-bedroom (5+kk)

€ 2 191 946 | CZK 54 700 000

214 m<sup>2</sup>, Prague 1, Staré Město, Vejvodova

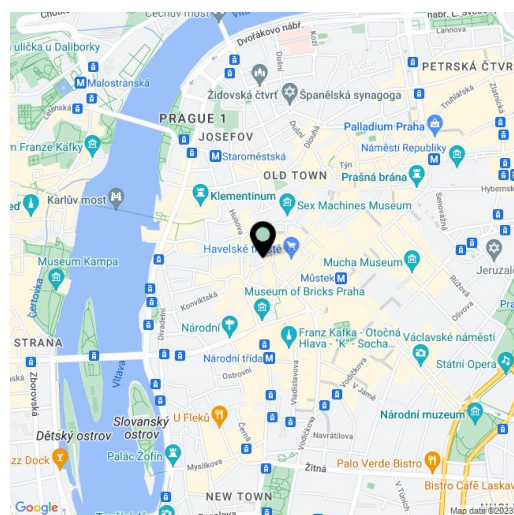


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Total area	242 m²
Floor area*	214 m²
Terrace	28 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	103641



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

**This spacious, quiet, and very special duplex apartment with a sauna, 5 balconies, 2 terraces, and views of the historical core of the city is located in a cozy and elegant apartment building close to Old Town Square, in the city's conservation area listed on UNESCO's World Cultural Heritage List.**

The entrance level (2nd floor) consists of an entrance hall, from which a few steps lead to a **sauna** with a shower. Above the sauna is a relaxation area with a **glass wall towards the courtyard**. The main level of the apartment is dominated by a spacious living room with a kitchen. The living room has access to **2 balconies with romantic views, a small flower garden, and a sitting area**. There are also 2 bedrooms, one of which also has a **balcony**, the other bedroom is now used as a walk-in wardrobe. The layout on this level is completed by a utility room/laundry room with storage space, a large bathroom with a bathtub, and a separate toilet. In the attic are 2 rooms, a bathroom, and another **2 balconies**. One room is connected by a glass wall to a **spacious terrace providing perfect privacy**. The imaginary icing on the cake is the **green roof terrace providing completely unique panoramic views** of the entire historic center with the iconic tower of the Old Town Hall, the Týn Church, but also of Petřín Hill and Hradčany.

The apartment was built in the 1990s and was modernized and redesigned six years ago. The interior has plenty of built-in storage space and other custom-made furniture, and the living room is cozy with a **wood-burning fireplace** lined with **white marble**, and the **Venetian stucco** used on the walls is also a distinctive feature. Facilities also include a built-in **sound system** (also in the sauna), a **massage bathtub** or a **movie screen** with a projector. The kitchen is fully equipped, including a dishwasher, an American refrigerator, a **wine cabinet** and a built-in coffee maker. The bedroom and upper rooms have **ceiling air-conditioning**, while heating is provided by a Vaillant gas boiler. There is **automatic irrigation** on the terraces. The well-maintained building is renovated and has a new facade, and the elegant common areas include an **empire entrance hall**, a landscaped small courtyard, and a **shared double cellar**.

The quiet cul-de-sac is close to **Bethlehem Square, Charles Bridge, Můstek, Národní Street, and Old Town Square**. In addition to historical scenery, the surroundings also provide everything needed for everyday life—schools, shops, restaurants, cafes, offices, or medical services. Excellent transport connections are made possible by the nearby Můstek metro transfer station or several tram lines from nearby stops.

Floor area 213.5 m², terraces and balconies total 28 m².

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## Podlahová plocha\*:

Wellness	4,1
Vstupní podlaží	18,6
Obytné podlaží	132,9
Podkroví	57,4
	213,0 m <sup>2</sup>

\* dle Nařízení vlády č. 366/2013 Sb.

Plocha venkovních teras 28 m<sup>2</sup>.



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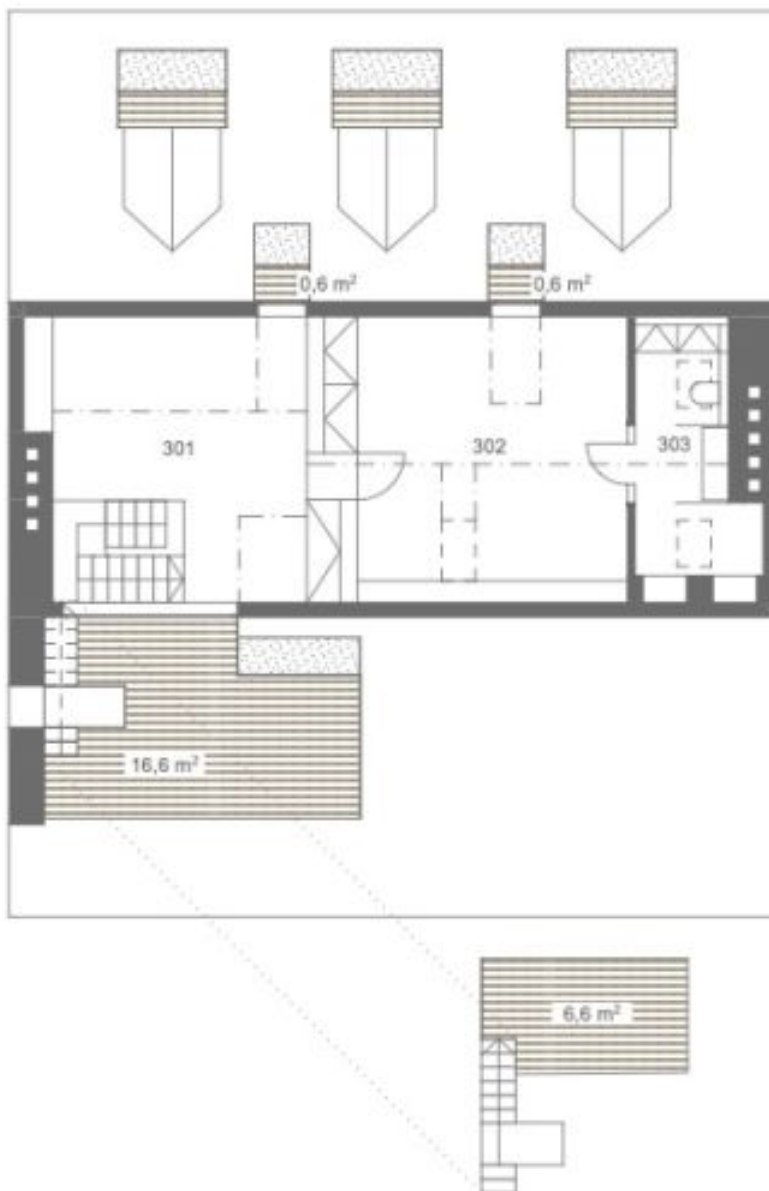
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## Čistá podlahová plocha místností:

Obytné podlaží		
201	Obytná místnost	66,9
202	Ložnice	18,0
203	Pokoj	16,5
204	Koupelna	8,7
205	WC	1,2
206	Těchická míst.	5,9
		117,2 m <sup>2</sup>

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## Čistá podlahová plocha místností:

Podkroví a střešní terasa		
301	Pokoj	19,0
302	Pokoj	25,6
303	Koupelna	7,6
		52,2 m <sup>2</sup>