

## Apartment Studio (1+1)

Sold

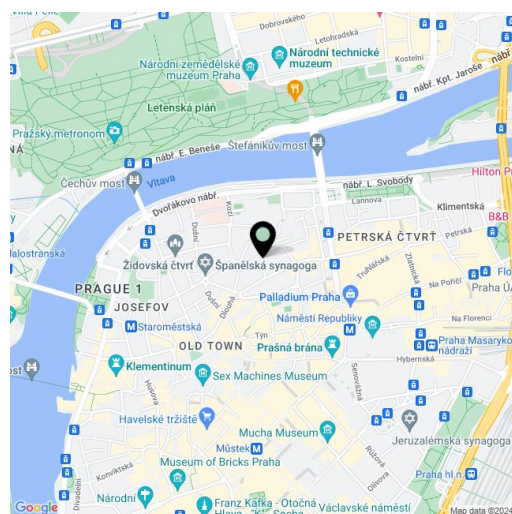
60 m<sup>2</sup>, Prague 1, Staré Město, Rámová



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Total area	60 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 540 CZK monthly
PENB	G
Reference number	103867



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

**Stylish living in a romantic building with a courtyard terrace from the 15th century with only 5 apartments is located in the historic core of Prague, in a small alley in the Haštalská Quarter in Prague 1, in Old Town, near Old Town and Republic squares.**

The area of the apartment on the 2nd floor consists of a living room, a kitchen, a bright bathroom (with a bathtub with a shower screen, sink, toilet, and storage space), and an entrance hall. It is possible to **adjust the layout to 1-bedroom** with an undemanding construction modification. The apartment comes with a **storage room** accessible from the **terrace**.

The apartment was completely renovated in 2004. It includes new wiring, gas heating, together with the installation of **new cast-iron radiators** and lining of the chimney, renovation of the windows towards the street and new windows towards the terrace, replacement of the **parquet** floors and the creation of a custom-made kitchen unit with an **oak worktop**. The apartment was further modified in 2017, when the ceiling in the living room was soundproofed and a new gas boiler was installed. **Built-in wardrobes** provide plenty of storage space. The dominant feature of the living room is a **historic and functional wood-burning marble fireplace** purchased in a **French antique shop**, and a decorative element in the form of a **marble mosaic** is also in the bathroom. The architecturally valuable historic house **without an elevator** is well maintained; in 2020 it got a new facade.

The neighborhood is full of restaurants, bars, clubs, and cafes, but also churches, synagogues, and other **cultural monuments**. Stately **Pařížská Street**, contrasting with the winding streets of the Haštalská quarter, is nearby. The **gardens of the Convent of St. Agnes** are a pleasant and peaceful oasis, and **Lannova Park** is also close-by, and you can walk across the bridge and up the steps to **Letenské Sady Park**. There is a tram stop near the building, and metro stations (line A or B) are within walking distance.

Floor area 59.5 m<sup>2</sup>, cellar.

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