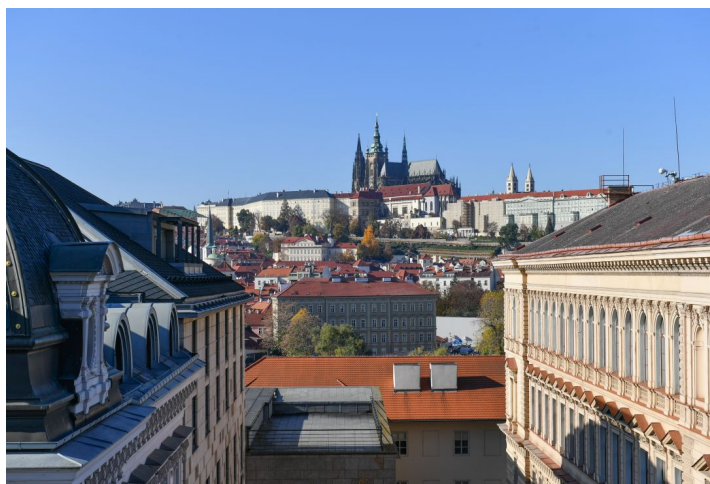


## Apartment Three-bedroom (4+kk)

€ 1 919 232 | CZK 48 000 000

172 m², Prague 1, Staré Město, Křižovnická

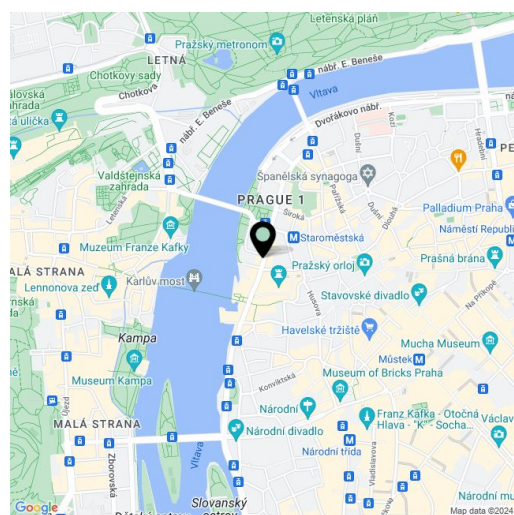


## Apartment Three-bedroom (4+kk)

€ 1 919 232 | CZK 48 000 000

172 m<sup>2</sup>, Prague 1, Staré Město, Křižovnická

Total area	175 m <sup>2</sup>
Floor area*	172 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	105776



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

This above-standard spacious apartment with a balcony and views of Hradčany, which extends over the entire 4th floor of a historic building with an elevator, is located in a prestigious area of Old Town, in the immediate vicinity of the Charles Bridge and the green Alšovo embankment. The apartment will be created by joining 2 adjacent units.

The current layout of one apartment consists of a living room, a separate large kitchen, 1 bedroom, a bathroom, a toilet, a closet, and an entrance hall. The second apartment has a living room, 2 bedrooms, a bathroom, a toilet, and an entrance hall. According to the proposal, the layout of both apartments can be adjusted to create an **elegant, nearly hundred-meter-long living space** with an open kitchen, illuminated by a number of windows providing views of the Vltava River and Hradčany. The windows of all three bedrooms would now face the **quiet courtyard**, one of the bedrooms would have an en-suite bathroom with access to the **balcony**, and the other two bedrooms would have a shared bathroom. Two separate toilets will remain.

The building with a decorative facade was built in 1897; **the elevator** stops at the mezzanine. The floors of the apartments are **original parquet**; windows are **wooden casement**; doors are **wooden**. Heating is provided by gas boilers.

There are many **historical monuments** in the vicinity, for example the **Charles Bridge, Klementinum, Rudolfinum, or Old Town Hall**, but there are also services needed for everyday life—shops, restaurants, cafes, schools from kindergartens and elementary schools, a **Czech-English high school** or **dance conservatory**, and **university faculties**. The opportunity to escape into **greenery** is offered by the park-like **Alšovo Embankment** and the **rest area** on the **Smetana Embankment** with impressive views. Excellent transport accessibility is ensured by the A line metro and many tram lines.

Floor area 172.3 m<sup>2</sup>, balcony 3.1 m<sup>2</sup>.

# Apartment Three-bedroom (4+kk)

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172 m², Prague 1, Staré Město, Křižovnická



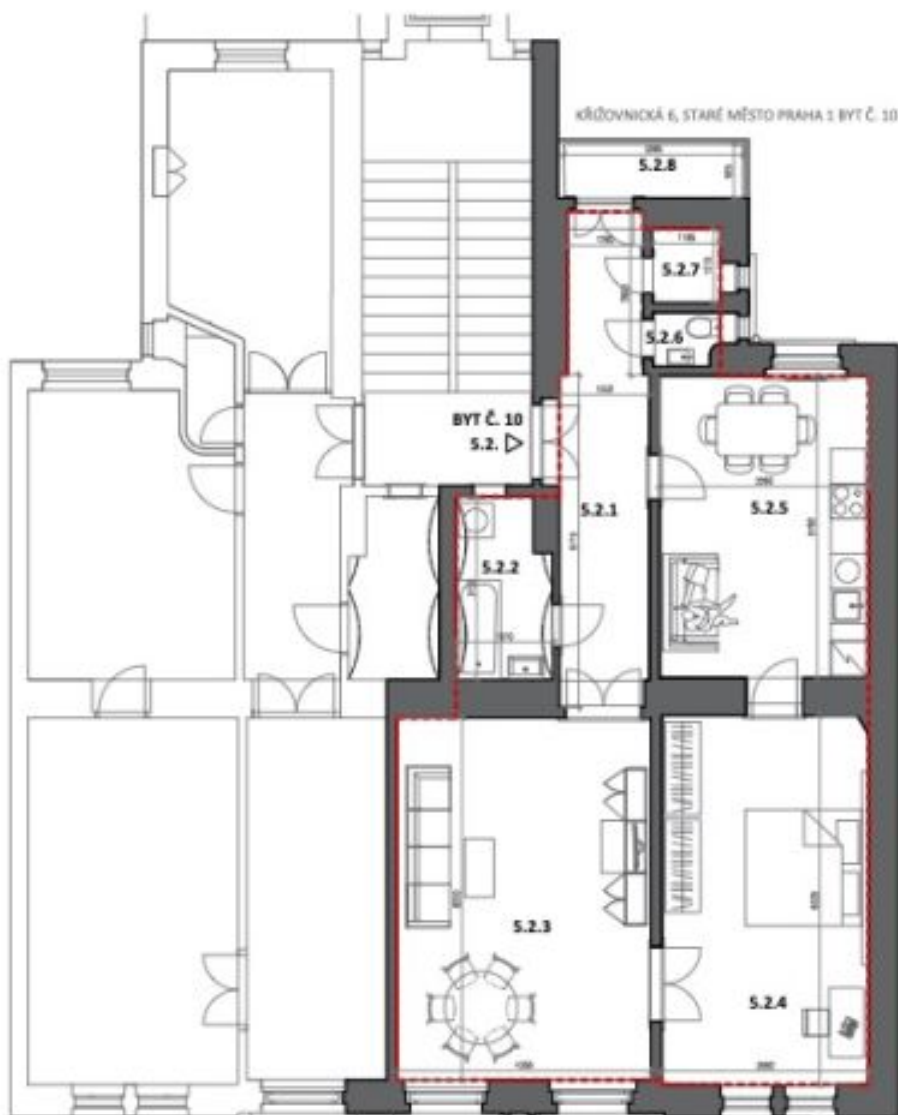
KŘÍŽOVNICKÁ 6, STARÉ MĚSTO PRAHA 1 BYT Č. 9+10 NÁVRH

BYT Č. 9+10 5.1			BYT Č. 9+10 5.1		
Č.M.	NÁZEV MÍSTNOSTI	PLOCHA (M <sup>2</sup> )	Č.M.	NÁZEV MÍSTNOSTI	PLOCHA (M <sup>2</sup> )
5.1.1	HALA	9,2	5.1.7	HALA	9,1
5.1.2	KOUPELNA	4,9	5.1.8	KOUPELNA	4,8
5.1.3	POKOJ	19,1	5.1.9	POKOJ	12,9
5.1.4	KOUPELNA	6,4	5.1.10	POKOJ	15,2
5.1.5	POKOJ	90,2	CELKEM		176,4
5.1.6	KOUPELNA	4,6			
			PLOCHA BYTU (dle předpisu č. 266/2013 Sb.)		188
			5.1.11	BALKON	2,7

## Apartment Three-bedroom (4+kk)

€ 1 919 232 | CZK 48 000 000

172 m², Prague 1, Staré Město, Křižovnická



KŘIŽOVNICKÁ 6, STARÉ MĚSTO PRAHA 1 BYT Č. 10 STAVAJÍCÍ STAV

BYT Č. 10 5.2.		
Č.M.	NÁZEV MÍSTNOSTI	PLOCHA [M2]
5.2.1	HALA	12,8
5.2.2	KOUPELNA	4,9
5.2.3	POKOJ	27
5.2.4	POKOJ	22,4
5.2.5	KUCHYŇE	19,1
5.2.6	WC	1
5.2.7	KOMORA	1,5
CELKEM		88,7
PLOCHA BYTU (s příslušenstvím)		95,5
5.2.8	BALKON	2,7

## Apartment Three-bedroom (4+kk)

€ 1 919 232 | CZK 48 000 000

172 m², Prague 1, Staré Město, Křižovnická



KŘÍŽOVNICKÁ 6, STARÉ MĚSTO PRAHA 1 BYT Č. 9 STAVAJÍCÍ STAV

BYT Č. 9 5.1.

ČM.	NÁZEV MÍSTNOSTI	PLOCHA [M2]
5.1.1	HALA	8,9
5.1.2	KOUBEĽNA	4,6
5.1.3	POKOJ	14,9
5.1.4	POKOJ	22,7
5.1.5	POKOJ	16,6
5.1.6	WC	1,6
5.1.7	KUCHYŇE	13,8
CELKEM		89,1

PLOCHA BYTU 170 (včetně c. 176/2022/10) 89,9