

Apartment Two-bedroom (3+1)

€ 959 616 | CZK 24 000 000

89.9 m², Prague 1, Staré Město, Křižovnická

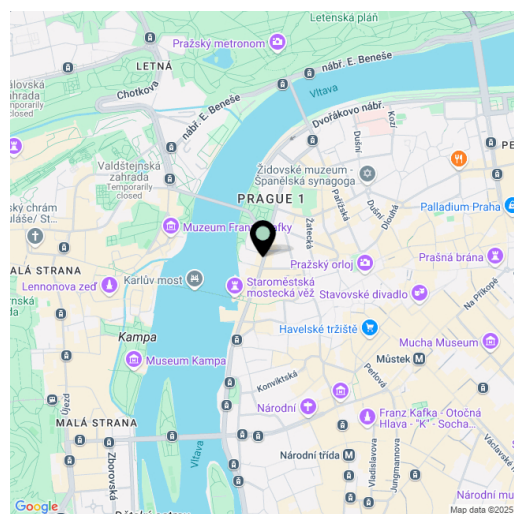


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Total area	90 m ²
Parking	-
Cellar	-
PENB	G
Reference number	108159



* 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 apartment with high ceilings and a direct view of the Hradčany is located on the 4th floor of a historic building with an ornate facade and an elevator. The residential building is situated in the Old Town, in immediate proximity to Charles Bridge and Aleš nábřeží with its park-like setting.

The layout of the apartment consists of a living room, a separate large kitchen, one larger and one smaller bedroom, a bathroom (with a bathtub), a toilet, and an entrance hall. The windows of the living room and the smaller bedroom, facing northwest onto the street, offer views of Prague Castle, while the larger bedroom and kitchen have windows facing southeast into a quiet courtyard.

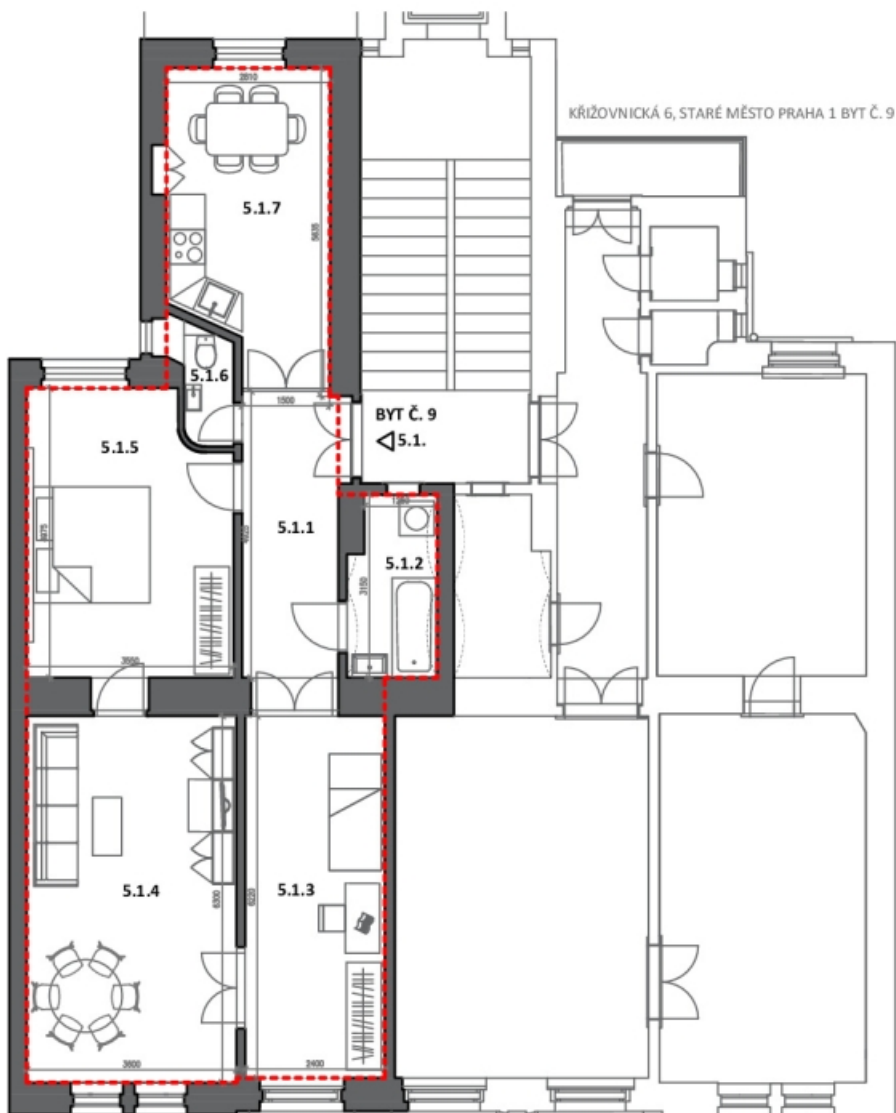
The rooms feature original **parquet floors** (except for one room, which has a solid **plank floor**), **wooden casement windows**, and panel doors. Heating is provided by a gas boiler. The building with an ornate facade was constructed in 1897, and the **elevator** serves mid-level floors; each floor has only two residential units.

The surrounding area is full of historical landmarks, including **Charles Bridge**, the **Clementinum**, the **Rudolfinum**, and the **Old Town Hall**, while also offering essential services for daily life. Shops, restaurants, cafés, schools (ranging from preschools and elementary schools to a **Czech-English high school**, a **dance conservatory**, and **university faculties**) are all within convenient reach. For relaxation, you can enjoy **Aleš embankment** and the recreational space near Smetana embankment, offering **impressive views** of Prague's landmarks. Excellent transportation links are provided by the metro and numerous tram lines, with a tram stop and a metro station (line A) just a few steps from the building.

Floor area 89.9 m².

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

BYT Č. 9 5.1.

Č.M. NÁZEV MÍSTNOSTI PLOCHA [M2]

5.1.1 HALA 8,9

5.1.2 KOUPELNA 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 KUCHYNĚ 13,8

CELKEM 83,1

PLOCHA BYTU (sle předpisu č. 366/2013 Sb.) 89,9