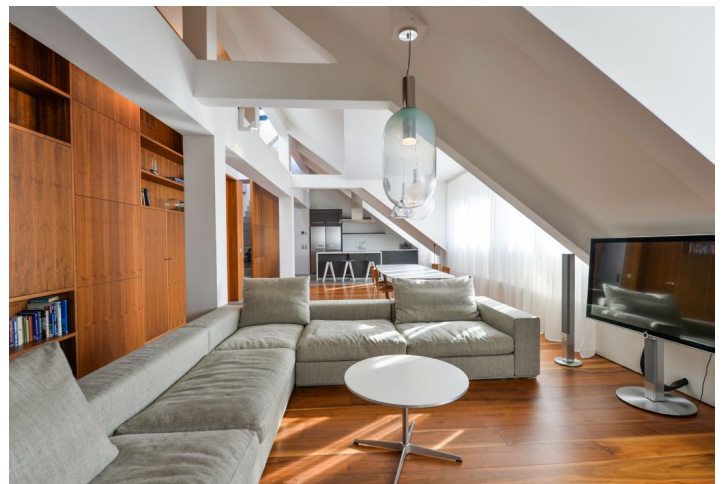


## Apartment Three-bedroom (4+kk)

Sold

159 m<sup>2</sup>, Prague 1, Staré Město, Masná

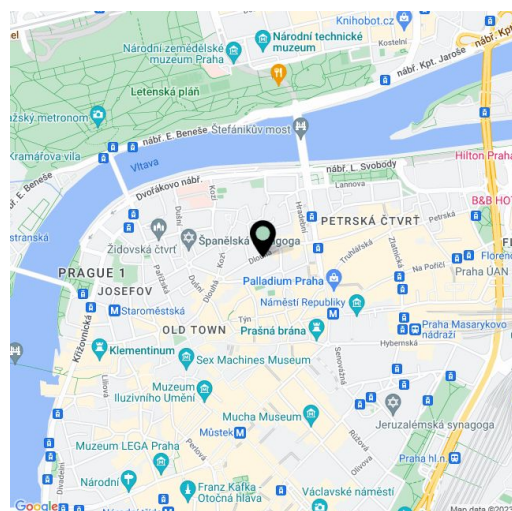


## Apartment Three-bedroom (4+kk)

Sold

159 m<sup>2</sup>, Prague 1, Staré Město, Masná

Total area	227 m <sup>2</sup>
Floor area*	159 m <sup>2</sup>
Terrace	68 m <sup>2</sup>
Parking	4 500 000
Garage	Yes
Cellar	Yes
Service price	10 000 CZK monthly
PENB	G
Reference number	35017



\* 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.

A large rooftop terrace overlooking the landmarks of Old Town. A clean interior design and high-quality equipment. Three parking spaces in the building. This bright and airy duplex apartment is situated in a renovated boutique residence just a few steps away from Old Town Square.

The main level of the apartment is on the 6th floor. It is entered **directly from the elevator**, ensuring complete privacy. The open **100 m space** consists of a living room with a dining area and a kitchen. The private zone consists of 2 bedrooms each with an en-suite bathroom (bath, shower/shower) and a study. There are 2 closets, a guest toilet, and an entrance hall. **The rooftop terrace with a summer kitchen** offers **beautiful views of Prague Castle, Petřín Hill**, and the towers and rooftops of Old Town.

Facilities include **Boma designer lighting, solid oak floors**, air-conditioning, **Miele** appliances, an **Italian Bticino intelligent home system**, sophisticated storage solutions, a video entry phone, a security entry door, a Jablotron security system connected to the central station, or satellite reception (Astra 19 and Hotbird 13). The unit comes with **3 parking spaces** in an underground automated parking system, and a cellar. The **Functionalist building** with elegant common areas has been completely and sensitively reconstructed, and there is a daytime reception.

The residence is just a few minutes' walk from Old Town Square, **Pařížská Avenue** or Republic Square, yet away from the main tourist spots. In addition to many restaurants and cafés, all necessary services and amenities are also available in the immediate vicinity: groceries, schools of all levels, sports grounds, a post office, or a health center. The neighborhood is easily accessible by metro and tram.

Interior 159 m<sup>2</sup>, terrace 67.7 m<sup>2</sup>, cellar 3.7 m<sup>2</sup>.

The sale is also possible by transferring a 100% share in a company.

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




# Apartment Three-bedroom (4+kk)

Sold

159 m<sup>2</sup>, Prague 1, Staré Město, Masná



 ZESILOVANÉ PRVKY ŽELEZOBETONOVÉ KONSTRUKCE  
SE ZAKAZEM JAKÝCHKOLI ÚPRAV, VRTÁNÍ,  
ČI JINÉHO POŠKOZOVÁNÍ

CELKOVÁ PLOCHA BYTU: 156,7 m<sup>2</sup>

LEGENDA MÍSTNOSTÍ	
OBÝVACÍ POKOJ	5.10 89,4 m <sup>2</sup>
KUCHYŇ	5.12 14,4 m <sup>2</sup>
LOŽNICE 1	5.14 16,0 m <sup>2</sup>
LOŽNICE 2	5.16 19,6 m <sup>2</sup>
KOUPELNA 1	5.15 6,2 m <sup>2</sup>
KOUPELNA 2	5.17 3,2 m <sup>2</sup>
WC	5.18 1,8 m <sup>2</sup>
CHODBA	5.19 6,1 m <sup>2</sup>
PODESTA	1,0 m <sup>2</sup>
STŘEŠNÍ TERASA	68 m <sup>2</sup>