Apartment Two-bedroom (3+kk)

96 m², Prague 1, Staré Město, Krocínova

€ 821 693 | CZK 20 000 000

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

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Total area	99 m²
Floor area*	96 m²
Balcony	3 m²
Parking	-
Cellar	-
PENB	G
Reference number	108575

* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.
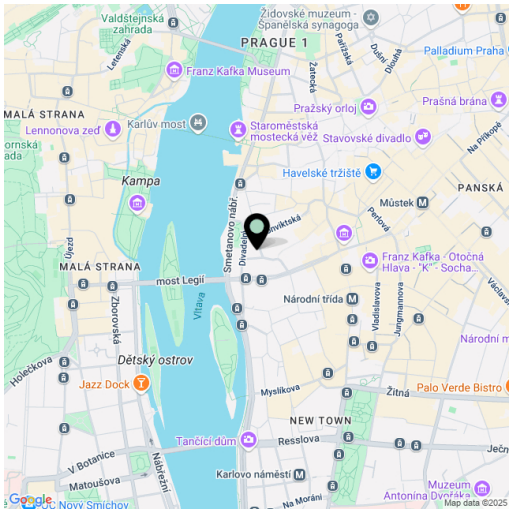
This spacious south-facing apartment with a balcony is located on the 2nd floor of a historic building with an elevator, situated in one of the most attractive parts of Prague's Old Town, between Národní Třída Avenue and the Smetana Embankment. Thanks to its location and layout, it is suitable both for family living and as an investment opportunity.

The apartment is laid out with a living room that includes a dining and kitchen area, a master bedroom with a walk-in closet and access to the **balcony**, a second bedroom, a bathroom with **a sauna** and shower, a separate toilet, a small utility room, and an entrance hallway.

The common areas of the building are currently being renovated. The original **wooden casement windows** were refurbished in 2014, and the floors are a combination of wood and tile. Ceilings over 3 meters high contribute to a sense of spaciousness and openness. The apartment is equipped with a kitchen unit and built-in furniture. Heating is provided by a central boiler.

This one-way street offers immediate proximity to the cultural and social heart of the city, with galleries, cafés, restaurants, shops, and the popular riverfront promenade just steps away. Green spaces such as the nearby Vltava islands, especially **Střelecký Island** with its playground and event facilities, provide perfect spots for relaxation. The Karlovy lázně and Národní divadlo tram stops, as well as the **Národní třída metro station (line B)**, are all within walking distance.

Floor area 95.91 m², balcony 2.62 m².

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