



## Apartment One-bedroom (2+kk)

€ 593 673 | CZK 14 450 000

71 m², Prague 1, Staré Město, Na Perštýně





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Total area	71 m²
Parking	-
Cellar	-
PENB	G
Reference number	108669

This apartment with a distinctive atmosphere and beautiful views of a unique Neo Renaissance building is located on the 3rd floor of a residential building from the early 20th century. The building is situated right in the heart of the city, on the border of Old Town and New Town, near Bethlehem Square and the Národní třída metro station.

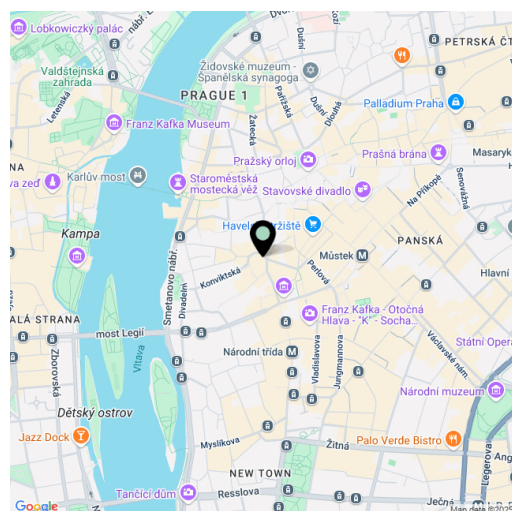
The layout consists of a living room with a kitchen, 1 bedroom with a **work nook**, a bathroom, a separate toilet, a utility room, and an entrance hall. Above the work nook, there is a **sleeping loft** accessible from the living room.

The apartment faces **east**. The double windows, replaced in 2025, are **replicas of the original ones**, and the floors are restored parquet. The ceilings have a height of **3.6 m** (except for the work nook). The reconstruction of the utilities and interior doors was completed in 2010, and heating and hot water are provided by the central gas boiler. The building was designed by the **successful architect Vratislav Pasovský** between 1902 and 1903, and it features **an elevator** and a renovated roof.

The location is highly attractive, **right in the center**, near the metro station, tram stops, shopping centers, and numerous restaurants, cafes, and theaters such as **Na zábradlí** and **Bez zábradlí**, or cinemas like Ponrepo and Evald. Charles Bridge and the **Smetana embankment** with beautiful views of **Kampa** and the **Prague Castle panorama** are within walking distance.

The declaration of ownership states the layout as a studio with a separate kitchen (1+1). The apartment is currently empty and unfurnished.

Floor area 71.4 m².



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