



Apartment One-bedroom (2+kk)

€ 761 062 | CZK 18 490 000

55 m², Prague 1, Staré Město, Náprstkova



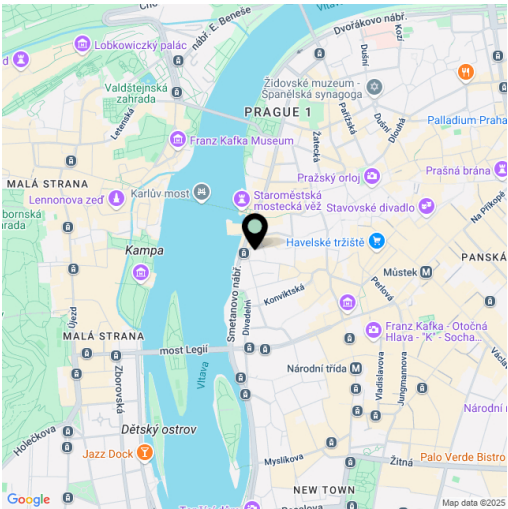


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Total area	55 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	109409



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

This meticulously renovated and stylishly furnished apartment is situated on the 2nd floor of a heritage-listed courtyard terrace-access building with a documented history dating back to the year 1400. This unique property is located in Prague's Old Town, on an attractive side street between the Smetana Embankment and Bethlehem Square.

The cleverly arranged layout consists of a living room, one bedroom with a perfectly designed built-in **walk-in closet**, a bathroom (with a bathtub, shower, sink, and toilet), and an entrance hall.

The apartment has been **completely renovated** and is offered **fully furnished** with all new facilities and furnitures — all items shown are included in the purchase price. Both rooms are fitted with **air-conditioning units**, and heating is provided by a gas boiler. The custom-made kitchen is fitted with an **AEG** stove and oven, an Electrolux dishwasher, and a washing machine. The bathroom features large-format tiles, underfloor heating, a touch-activated mirror, and a **glass wall** with adjustable transparency for **added privacy**. The **historic gallery-access** building has a **Gothic core** and later **Renaissance** and **late Classicist modifications**. **There is no elevator**; the apartment is accessed via the original, **comfortably wide stone staircase**. A **cellar** is included with the apartment.

This **prestigious location** near the **Smetana Embankment** and both **Anežské** and **Bethlehem squares** offers immediate access to all essential amenities. The area is full of restaurants, cafés, clubs, **galleries**, and boutique shops, with the Kotva and Quadrio shopping centers within comfortable walking distance. Excellent public transport connections are ensured by trams just steps from the building and nearby metro lines A and B from the Staroměstská and Národní třída stations.

Floor area 55.4 m².

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