



## Apartment One-bedroom (2+kk)

€ 1 069 767 | CZK 25 990 000

89 m<sup>2</sup>, Prague 1, Staré Město, Náprstková



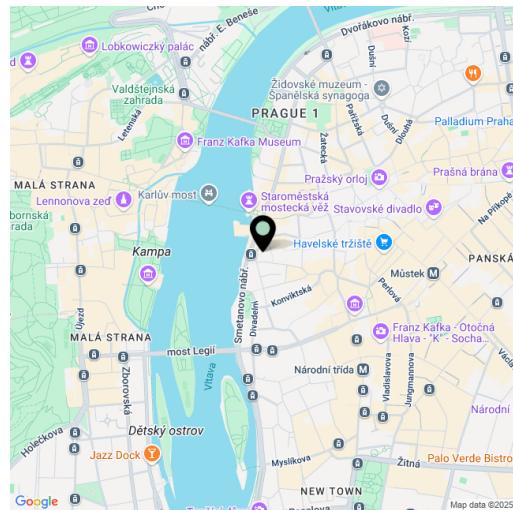


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Total area	89 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	109410



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

**This fully furnished, elegant apartment with postcard-perfect views of Prague Castle is located on the 2nd floor of a heritage-listed courtyard building. This unique house, with a documented history dating back to the year 1400, is set on an attractive Old Town side street between the Smetana Embankment and Bethlehem Square.**

The apartment layout includes a corner living room with an open plan kitchen and dining area, one bedroom, a bathroom (with a window, walk-in shower, sink, and toilet), and an entrance hall. The living room window offers direct views of Prague Castle and the tree-lined Smetana Embankment.

The apartment has been completely renovated and is offered fully furnished with new **designer interiors** – all the furniture pictured is included in the purchase price. The rooms feature oak **parquet floors**; the bathroom is fitted with **large-format tiles**; one wall is decorated with a **moss artwork**. Both the living room and bedroom are equipped with **air-conditioning units**. The custom-made kitchen is fitted with an AEG stove and oven, an Electrolux dishwasher, and a washing machine. Heating is provided by a gas boiler, with **underfloor heating** in the bathroom and hallway. The **courtyard terrace-access building**, with its **Gothic core** and later **Renaissance** and late **Classical modifications**, is a protected historical property. **There is no elevator**; access to the apartment is via the original, comfortably wide **stone staircase**.

This unique home is situated in a highly **prestigious location** near the revitalized **Smetana Embankment**, with **stunning views of the Prague Castle skyline**. The area offers all necessary amenities within walking distance: restaurants, cafés, **galleries**, clubs, and small shops. The Kotva and Quadrio shopping centers are also nearby. Excellent public transport connections are provided by tram stops just a few steps away and the nearby metro A and B lines.

Floor area 88.8 m<sup>2</sup>.

The owner's declaration states an area of 75.3 m<sup>2</sup>.



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