



Apartment Two-bedroom (3+1)

€ 1 105 177 | CZK 26 900 000

170 m², Prague 1, Staré Město, Jakubská



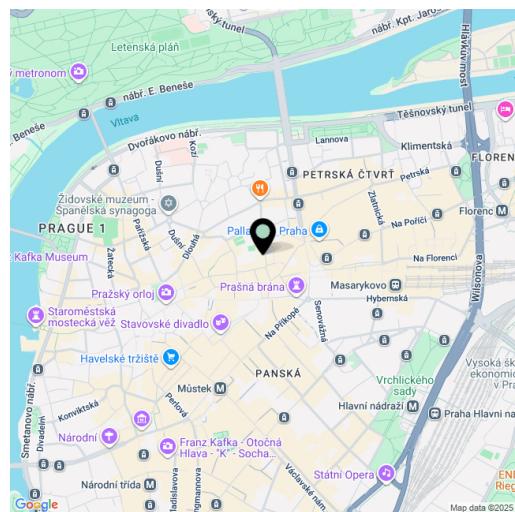


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Total area	182 m ²
Floor area*	170 m ²
Terrace	12 m ²
Parking	-
Cellar	Yes
PENB	Not required
Reference number	109520



* 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 apartment with high ceilings, a terrace, and views of the Baroque Church of St. James the Greater is part of a historically protected courtyard-style building located in the very center of Prague, on the border of Old Town and New Town, close to Republic and Old Town squares.

The apartment, located on the 1st floor, comprises a living room, a large kitchen with access to the **terrace**, a bedroom, a bathroom, a separate toilet, a closet, and an entrance hall. Additionally, there is a room that originally formed part of the apartment but has been structurally separated and converted into a **studio** with a bathroom, kitchenette, and its own entrance. This space can be used for guests, teenage children, or rental purposes. The rooms face south onto a one-way street, while the kitchen and terrace facing north toward a **quiet courtyard**.

Windows are wooden casement, floors are **parquet or wooden planks**, doors are wooden double winged, and the kitchen and bathroom feature electric underfloor heating. The entrance hall is adorned with **stained-glass windows** facing the **gallery**, and access to the building is via a **key card**. The building, originally Gothic and reconstructed in the late 18th century in a Classical style, has a **newly renovated façade**.

The surrounding area offers full amenities, with the Kotva department store and **Palladium** shopping center just a few steps away. There is also a wide selection of restaurants, clubs, cinemas, and theaters. Excellent transport connections are provided by the metro (line B) and numerous tram lines, with the Masaryk Railway Station nearby.

Floor area 169.5 m², terrace 12 m².



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