



Apartment Two-bedroom (3+1)

120 m², Prague 1, Staré Město, Kozi

€ 987 858 | CZK 24 000 000





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Total area	123 m²
Floor area*	120 m²
Balcony	3 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	109617

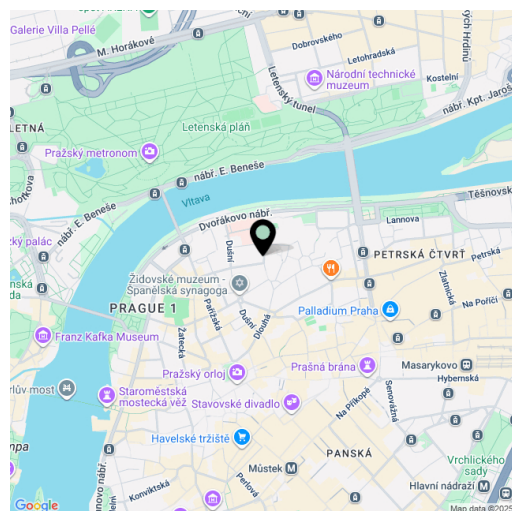
This very spacious and bright apartment with a balcony and beautiful views occupies the entire 4th floor of a corner historic building with an elevator, located in an attractive part of Prague's city center, in the magical Haštalská district near Old Town Square. The apartment is ready for complete renovation and offers a great potential to create a highly elegant residence.

The current layout consists of 3 rooms, a separate kitchen with a balcony facing the courtyard, 2 bathrooms, 2 toilets, a laundry room, a storage room, and an entrance hall.

The apartment has been cleared out and is ready for renovation. The floors feature original **parquets**, the windows are **wooden casement**, and the interior doors are wooden and paneled. Heating and hot water are provided by a gas boiler with a storage tank. **A cellar** is attached to the apartment. The building has a **new elevator** (to the mezzanine levels), renovated entrance areas, and a decorative façade.

The **Haštalská district**, often compared to Paris' Montmartre for its unique atmosphere, is full of restaurants, cafés, clubs, and small shops. Close-by is luxurious **Pařížská Street**, **Old Town Square**, and the **gardens of the Convent of St. Agnes**. Excellent transport connections are provided by trams from a nearby stop as well as the Staroměstská metro station.

Total floor area according to measurement 120 m², balcony 2.6 m².



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



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