



## Apartment Two-bedroom (3+kk)

€ 1 437 962 | CZK 35 000 000

120 m<sup>2</sup>, Prague 1, Staré Město, Vězeňská



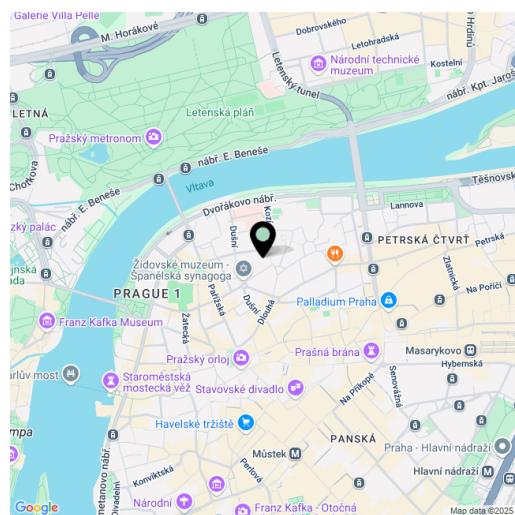


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Total area	125 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	1 garage parking space
Cellar	Yes
PENB	Not required
Reference number	109742



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This bright apartment with generously proportioned rooms, high ceilings, two balconies, and parking is part of an Art Nouveau building located in the charming Haštalská quarter, in the historic heart of Prague—just steps from the Spanish Synagogue and the Church of the Holy Ghost, and close to the prestigious Pařížská Avenue and Old Town Square.**

The apartment, located on the 4th floor, offers a spacious living room with access to a **southeast-facing semicircular balcony**, a kitchen with a dining area, a large bedroom with a **balcony** overlooking the **courtyard**, a second bedroom, an entrance hall, and two bathrooms (one with a bathtub, one with a shower—both with toilets). The large bedroom can be divided into two smaller rooms, restoring the original layout.

**The period atmosphere** is enhanced by high ceilings, classic herringbone-pattern **parquet** floors, double-leaf panel doors with **sandblasted glass and brass handles**, and original casement windows. The kitchen is fully fitted and includes a gas stove; heating is also gas-powered. The building has been renovated and features a **stylish elevator** and an underground garage. **One parking space**, accessible via a **car elevator**, is included in the purchase price.

This location is perfect for those who wish to live in an **elegant district** within walking distance of all essential amenities. Only steps from the building, you'll find a grocery store, various shops, cafés, and restaurants. Nearby are also a kindergarten, a private elementary school, and the **Leonardo V. Academy** high school. Within just a short walk you can reach cinemas, theaters, or the **gardens of the Convent of St. Agnes**. Excellent public transport connections are provided by nearby tram stops and metro stations (lines A and B), and a minibus stop near the building links key locations in the city center with the Florenc metro and bus terminal.

Floor area 119.65 m<sup>2</sup>, balconies 3.65 m<sup>2</sup> and 2.1 m<sup>2</sup>.



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