svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Two-bedroom (3+kk)

87 m², Prague 1, Staré Město, Veleslavínova

€ 841 824 | CZK 20 490 000

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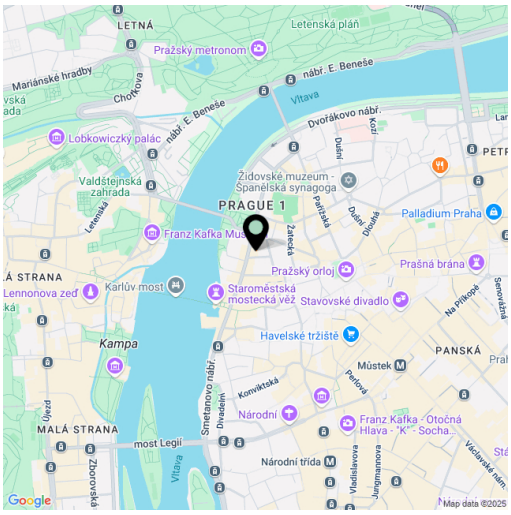
Total area	112 m²
Floor area*	87 m²
Terrace	25 m²
Parking	-
Cellar	-
PENB	G
Reference number	109778



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

This duplex apartment with a terrace offering unique views of Prague's iconic landmarks is located in the attic conversion of a historic residential building in a highly sought-after location in the heart of Old Town, just moments from Charles Bridge.

The lower level of the apartment (5th floor) includes a living room with a kitchen, a bedroom, a bathroom, and an entrance hall. The living room faces the quiet inner courtyard, while the bedroom overlooks the street. In the attic, there is an additional bedroom with views of **Prague Castle**, a toilet, and **a terrace** with panoramic vistas of the **Astronomical Tower** of the **Clementinum**, **the Old Town Bridge Tower**, and the green slopes of **Petřín Hill** with its beautifully illuminated lookout tower.

The attic conversion was completed in 2006. The interior is suitable for modernization and customization according to your individual taste. Floors are laminate, heating is provided by a gas boiler, the lower level (5th floor) is **prepared for air-conditioning**, while the upper level of the duplex is already equipped with **air-conditioning**. The historic building, equipped with an **elevator**, features an **ornate façade** that adds to its charm.

This prestigious location in Prague 1, close to Old Town Square, **Charles Bridge**, and the l**andscaped** Alšovo Embankment, offers the opportunity to live in the very heart of the city—surrounded by restaurants, cafés, clubs, theaters, and galleries. A tram stop and metro station are just steps from the building.

Floor area 86.7 m², terrace 25 m².

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