



Apartment Two-bedroom (3+1)

€ 1 355 793 | CZK 33 000 000

129.72 m², Prague 1, Staré Město, V Kolkovně





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Total area	140 m²
Floor area*	130 m²
Terrace	10 m²
Parking	-
Cellar	-
PENB	E
Reference number	109969

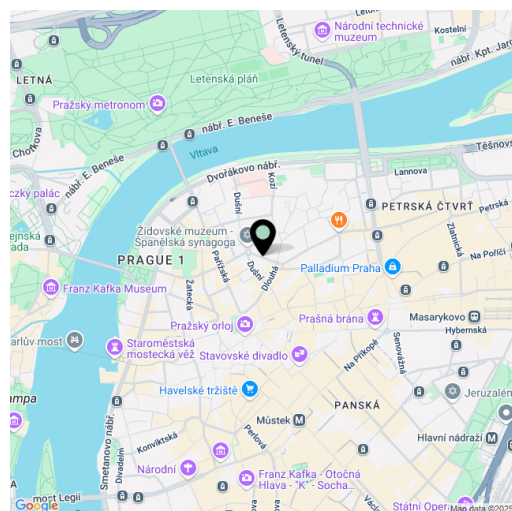
This high-end, fully furnished, air-conditioned duplex apartment with a south-facing terrace is on the 6th and 7th floors of a well-maintained residential building with an elevator, located at a prestigious address in a historic part of Prague, just a short walk from Old Town Square and Pařížská Street.

The layout of the 5th floor consists of a living room connected to the dining area and a kitchen with a **cooking island**, a bathroom with a toilet and laundry area, and an entrance hall. By partitioning the living room, the layout can be adapted into a 3-bedroom. **The terrace** is accessible from the kitchen. The 6th floor accommodates 2 bedrooms and a bathroom with a shower and toilet.

The spacious apartment is characterized by preserved **wooden beams** on the ceilings of the main living areas and **high-quality materials and fittings**: three-layer **bleached oak wooden floors**, **air-conditioning**, electrically operated blinds on the roof windows, a fully equipped **custom-made kitchen**, **Mosa tiles and flooring** in the bathrooms (Terra, Beige), **underfloor heating**, and bathroom fixtures by **Antonio Luppi**. Heating is provided by a private Viessmann gas boiler.

V Kolkovně Street is located in the very heart of the **Old Town**, in one of the city's most prestigious and sought-after areas. It directly adjoins **Pařížská Street** with its world-brand boutiques and is just a few steps from the **Old Town Square**. The area offers a wide range of amenities – renowned restaurants, cafés, bars, and galleries, as well as schools, healthcare facilities, shops, and everyday services. Nearby, **Letenské Sady park** provides a popular spot for leisure activities. Excellent transport connections are ensured by the **Staroměstská metro station** and several tram lines.

Floor area 129.72 m², terrace 10.1 m².



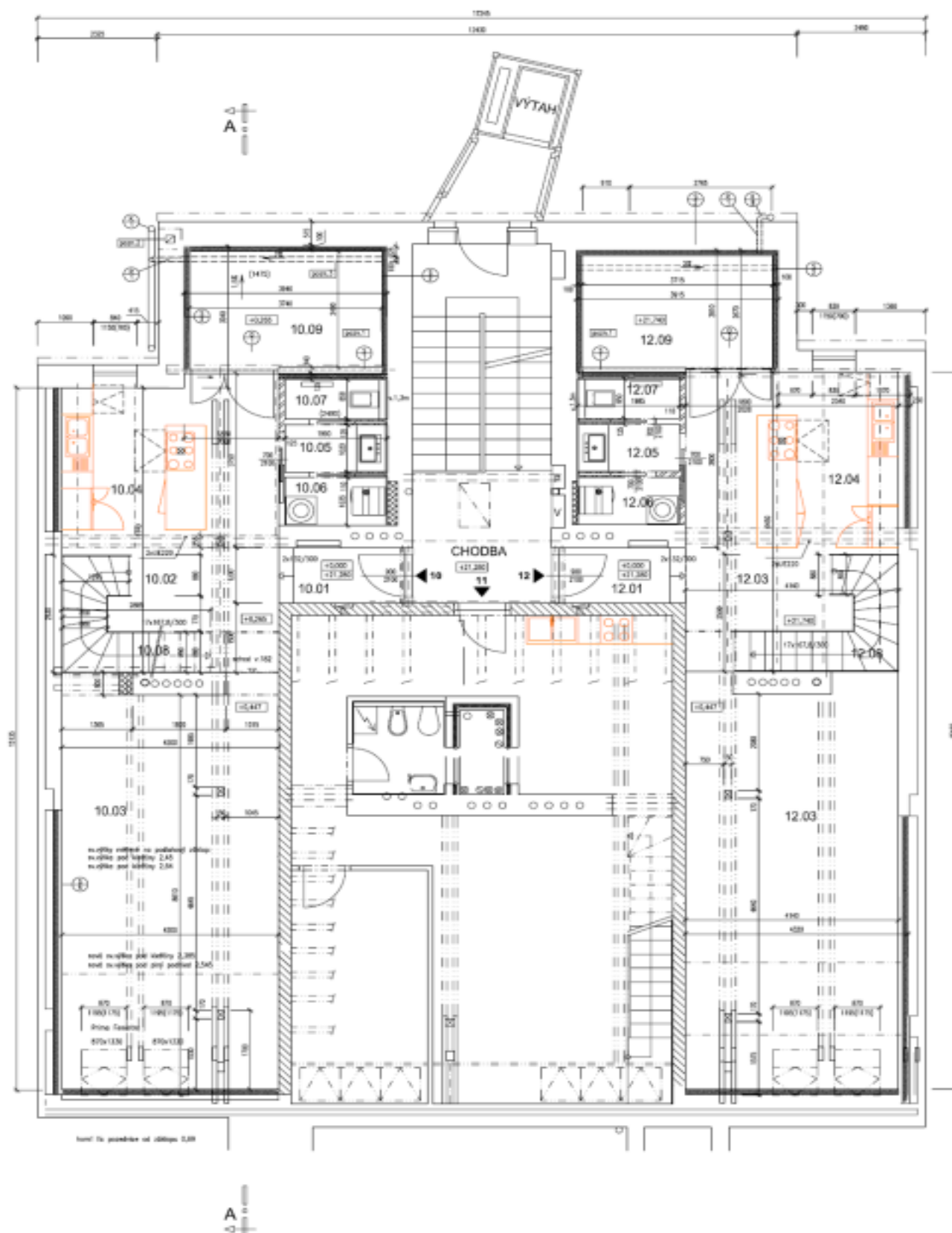
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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