



## Apartment Four-bedroom (5+1)

€ 1 018 899 | CZK 24 800 000

143 m<sup>2</sup>, Prague 1, Staré Město, Benediktská



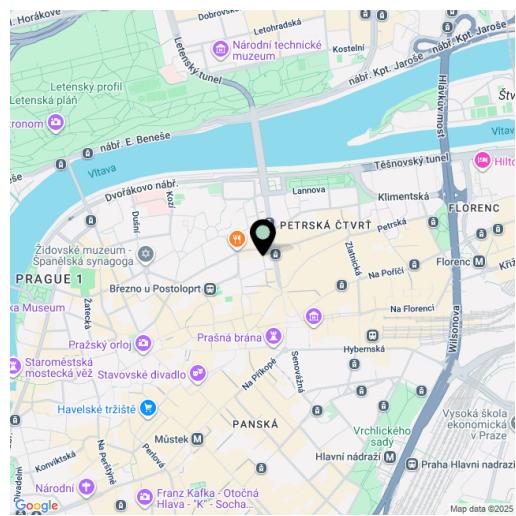


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Total area	143 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	110718



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

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

**This very spacious, uniquely designed duplex apartment with a studio and views of Prague Castle is located in a historic gallery-style building in a picturesque, quiet, and peaceful corner of Old Town, yet within easy reach of complete amenities.**

Its atypical layout, created by merging two apartments, offers a **pleasant environment for family living**, where everyone has their own space. The dining area with a kitchenette and living room serves as the central meeting place; there is also a **study**, three bedrooms, a **bright and spacious studio** with a sink, a **walk-in closet**, a storage room, a bathroom (with a bathtub and toilet), a separate toilet, and an entrance hall. A **lockable section of the gallery** corridor is available for private use.

The apartment features new wooden casement windows, and the studio is illuminated by both a **large skylight** and traditional windows. Heating is provided by a condensing gas boiler. The building has completely renovated gallery corridors, a new roof, updated utility systems, and an **elevator**.

**This historic corner building** is located in a quiet one-way street **on the border of Old Town and New Town**, near **Republic Square**. Excellent transport accessibility to all parts of Prague is ensured by all three metro lines, with stations within comfortable walking distance. the Masaryk Railway Station, Main Railway Station, and several tram stops are also nearby. The immediate surroundings offer a wealth of cultural and social opportunities, including galleries, cafés, restaurants, and shops, as well as schools and medical services. For pleasant walks, there is the picturesque Josefov district or the **mysterious Řásnovka**, and **Letná Park** can be reached in about 15 minutes on foot.

Floor area 143.1 m<sup>2</sup> + a section of the gallery corridor for private use.



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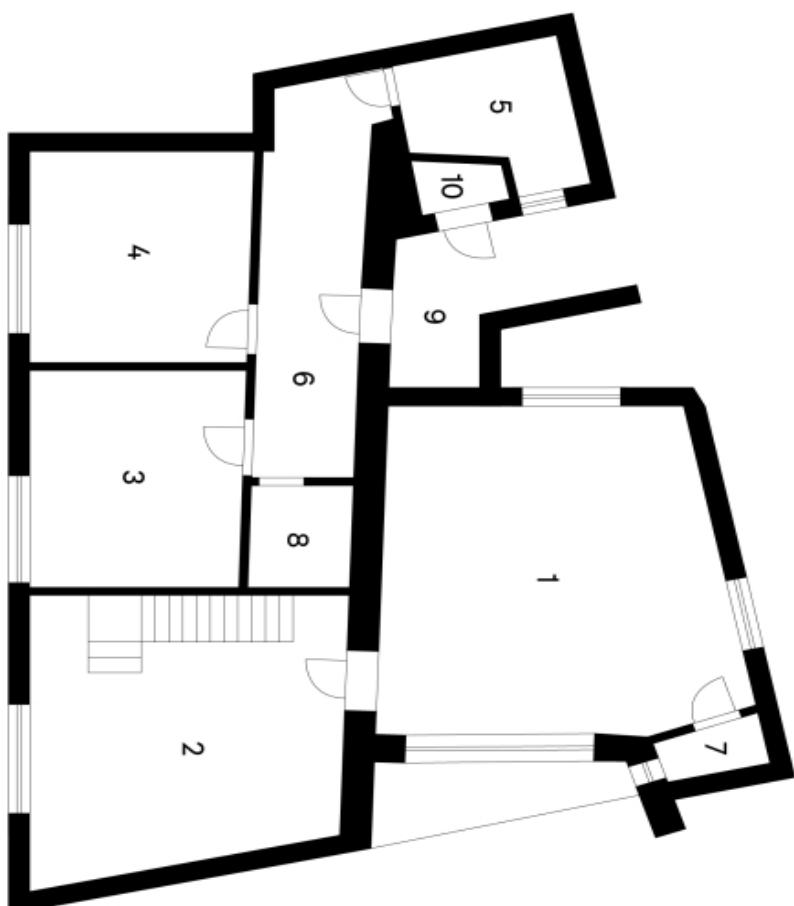
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Benediktská

Byt 5+1

5. NP

- 1 Kuchyňský kout s jídelnou
- 2 Obývací pokoj se schody do patra
- 3 Ložnice
- 4 Ložnice
- 5 Koupelna
- 6 Chodba
- 7 Toaleta
- 8 Šatna
- 9 Pavlač - k užívání
- 10 Technická místnost





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Benediktská

Byt 5+1

6. NP

- 1 Ateliér
- 2 Pokoj pro hosty
- 3 Galerie s úložným prostorem
- 4 Pracovna

