



Apartment Three-bedroom (4+kk)

€ 2 412 490 | CZK 58 720 000

194.3 m², Prague 1, Staré Město, Bílkova





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Total area	216 m²
Floor area*	194 m²
Balcony	10 m²
Terrace	11 m²
Parking	Possibility to purchase 2 garage spaces in the automatic car stacker
Garage	Yes
Cellar	Yes
PENB	E
Reference number	111407

This elegant, air-conditioned apartment with a floor area of nearly 200 m² is situated on the top floors of an Art Nouveau building with a modern elevator in an exceptional Old Town location, mere steps from iconic historic landmarks, Pařížská Street, and Old Town Square.

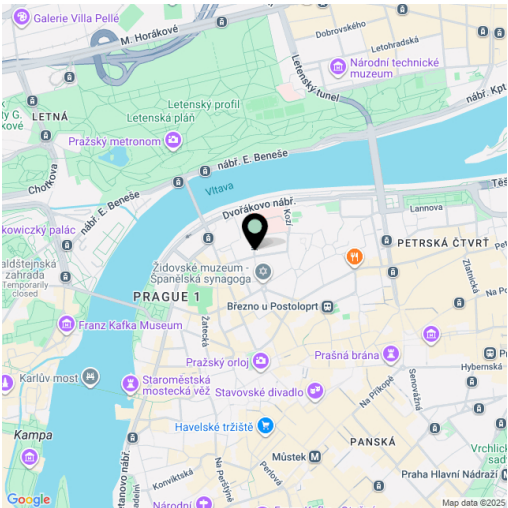
The duplex apartment with a 3-bedroom layout is entered on the 5th floor, and consists of a bright living room with a **balcony**, connected via the entrance hall to the kitchen with a dining area. This floor also includes a bedroom with an en-suite bathroom with a shower and toilet, as well as a utility room. The upper floor features **the main bedroom with an en-suite bathroom** with both a bathtub and a shower and with direct access to the terrace, **a second bedroom**, a separate toilet, **a walk-in closet**, and a hallway with a gallery. The duplex comes with a cellar, and there is also the possibility of purchasing **2 parking spaces in an automatic parking** lot in the yard.

The interiors are bathed in natural light thanks to French windows and **large studio-style windows** equipped with **electric controls**. The kitchens are fitted with **high-quality built-in appliances**, including **Miele**. Comfort is further enhanced by **air-conditioning**. Warmth and character are added by merbau tropical wooden floors, while the terrace features durable **bangkirai** hardwood decking. The duplex also includes **2 parking spaces** in a car stacker and **a cellar**.

This vibrant and energetic part of **Old Town**, with significant landmarks at every turn, is full of picturesque cobblestone streets, cozy restaurants, bars, cafés, shops, and countless opportunities for cultural and social activities. For a peaceful escape, nearby **Letná Park** is just a short walk away via the Čechův Bridge. Excellent public transport connections are provided by the nearby Staroměstská metro station and Právnická fakulta tram stop.

The unit is rented until April 30th, 2026.

Floor area 194.3 m², balcony 10 m², terrace 11.4 m².



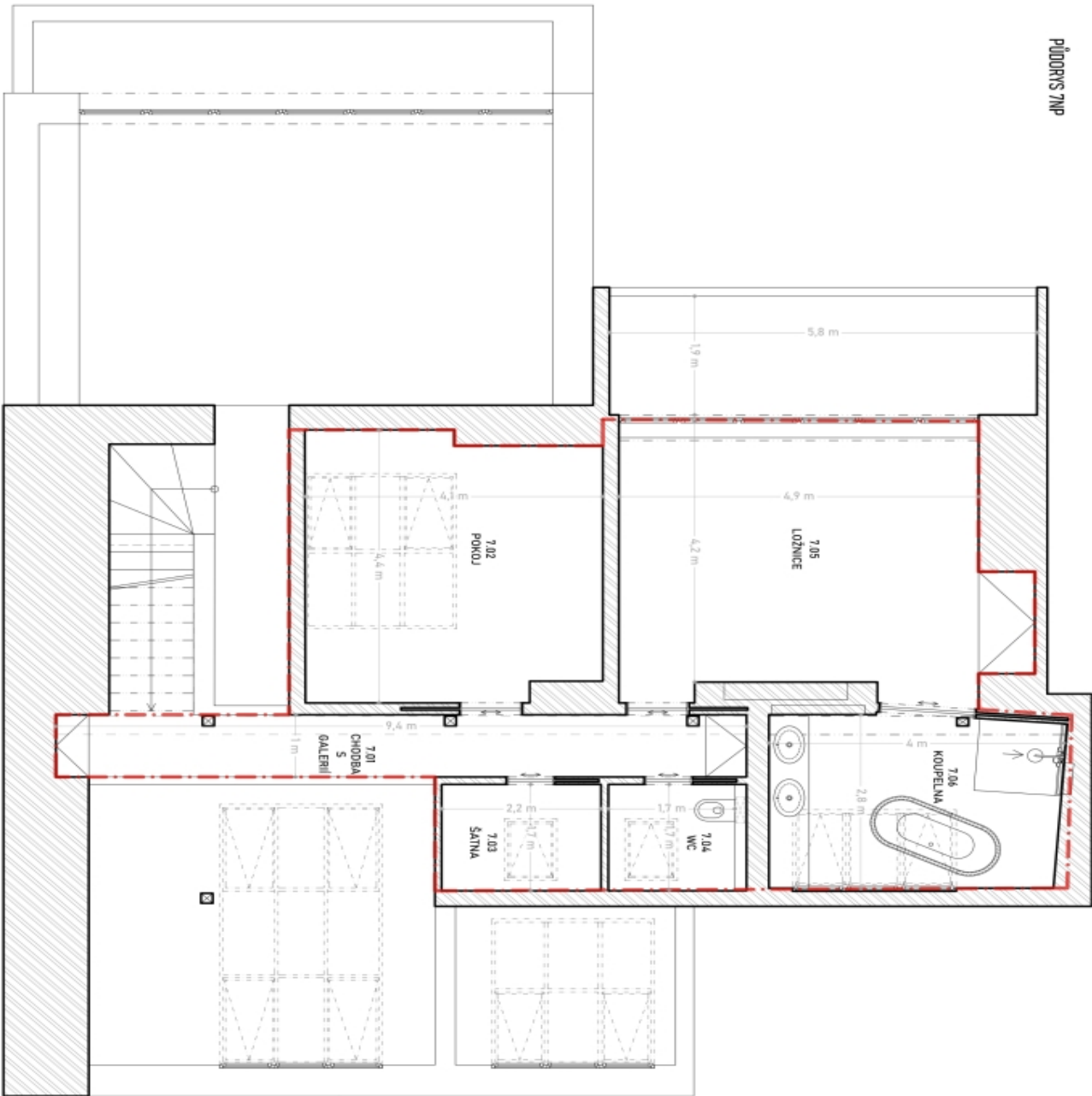
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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PŮDORIS 7NP

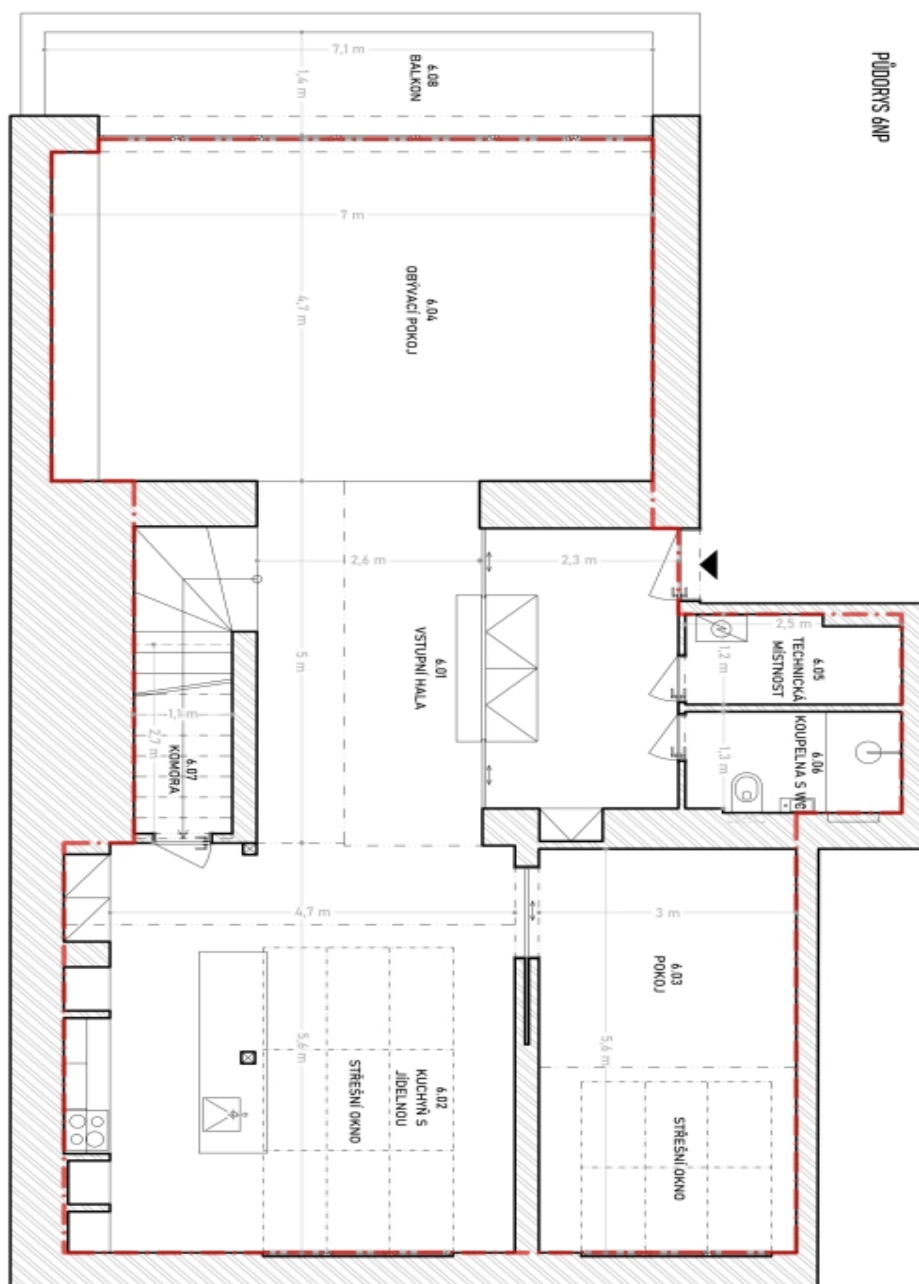
VÝMĚRY MÍSTNOSTÍ	
Č.M. POPIS	PLOCHA (m²)
6.01 SPOLNÍ PROULÁŽI (6NP)	27.5
6.01 VSTUPNÍ HALA	27.5
6.02 KUCHYŇ S JÍDELNOU	29.3
6.03 POKOJ	16.9
6.04 OBÝVACÍ POKOJ	32.9
6.05 TECHNICKÁ MÍSTNOST	3.0
6.06 KOUPELNA S WC	3.5
6.07 KONDORA	3.0
ÚČTNÁ PLOCHA 6NP CELKEM	
116.2	
6.08 BALKON	10.0
ÚČTNÁ PLOCHA 6NP + BALKON (m²)	
126.2	
KOPNÍ PROULÁŽI (7NP)	
Č.M. POPIS	PLOCHA (m²)
7.01 CHODBA S GALERIÍ	9.8
7.02 POKOJ	17.1
7.03 ŠATNA	3.8
7.04 WC	3.0
7.05 LOŽNICE	23.0
7.06 KOUPELNA	11.1
ÚČTNÁ PLOCHA 7NP CELKEM	
67.8	
7.07 TERASA	11.4
ÚČTNÁ PLOCHA 7NP + TERASA (m²)	
79.2	
PODLAŽNÍ PLOCHA 6NP (m²)	
120.0	
PODLAŽNÍ PLOCHA 7NP (m²)	
74.3	
PODLAŽNÍ PLOCHA CELKEM (m²)	
194.3	

--- HRANICE PODLAŽNÍ PLOCHY 6. L.
ZOBČENÉ STĚNY

Období vydání: 30.01.2026
30.01.2026
Ukázkový plán: 30.01.2026
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VÝMĚRY MÍSTNOSTÍ	
	SPOLNÍ PLOCHA (m²)
ČM	PLOCHA (m²)
6.01	PROPS
6.01	VSTUPNÍ HALA
6.02	KUCHYŇ S JÍDELNOU
6.03	POROU
6.04	OBÝVACÍ POROU
6.05	TECHNICKÁ MÍSTNOST
6.06	KOUPELNA S WC
6.07	KOUPELNA
	UŽITNÁ PLOCHA 6NP CELKEM
6.08	BALKON
	UŽITNÁ PLOCHA 6NP + BALKON (m²)
	KOBNÍ PLOCHA (7NP)
ČM	PLOCHA (m²)
7.01	PROPS
7.01	CHODBA S GALERIÍ
7.02	POROU
7.03	SÁLNA
7.04	WC
7.05	LOŽNICE
7.06	KOUPELNA
	UŽITNÁ PLOCHA 7NP CELKEM
7.07	TERASA
	UŽITNÁ PLOCHA 7NP + TERASA (m²)
	POLUHYNÁ PLOCHA 6NP (m²)
	POLUHYNÁ PLOCHA 7NP (m²)
	POLUHYNÁ PLOCHA CELKEM (m²)

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