



## Apartment Three-bedroom (4+kk)

Sold

116 m<sup>2</sup>, Prague 1, Staré Město, Templová



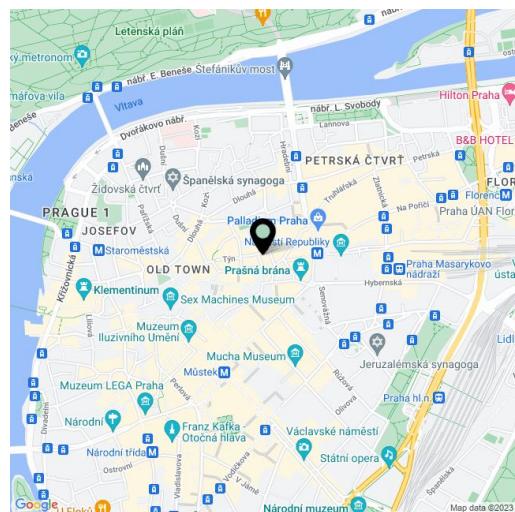


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Total area	127 m <sup>2</sup>
Floor area*	116 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	18773



\* 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.

**Duplex apartment with terrace, balcony and views of the surrounding rooftops - suitable for reconstruction for which there is project documentation and building permit issued. Situated on the 4th and 5th floors of an Art Nouveau building from 1905, which is located in a quiet corner of old Prague, just a stone's throw away from Staroměstské náměstí Square and náměstí Republiky Square.**

The current layout of the apartment offers on the first level an entrance hall, a kitchen with **balcony**, and a living room with **functional tiled stove from 1913**; on the second level there is a bathroom, 4 rooms and a terrace. **The project counts with changes in the layout:** On the first level, there will be 2 bedrooms (one with balcony and the other one with the aforementioned stove), a separate toilet, and a hall with a staircase leading to the second level, which will consist of an open plan living room with kitchen, dining corner and **terrace overlooking Obecní dům and Paris Hotel**, the last bedroom, study, bathroom and laundry / utility room. **The purchase price includes a storage room in the common hall and a cellar.** The house has been partially renovated - **new roof, windows and courtyard facade.** Reconstruction of the facade facing the street and a new lift are planned within two years; this year, a renovation of the common entrance hall and replacement of energy meters will take place.

**Prestigious location in the heart of the city**, within easy reach of all services and public transport lines, including the subway. In the immediate vicinity you will find numerous cultural opportunities, cafes, restaurants, Palladium shopping center or the **famous Pařížská Street with Prague's most luxurious shops and boutiques.**

Interior 115 m<sup>2</sup>, terrace 9 m<sup>2</sup>, balcony 2 m<sup>2</sup>, cellar approx. 4 m<sup>2</sup>, storage room 1 m<sup>2</sup>. The purchase price does not include the renovation of the flat.