



Apartment Three-bedroom (4+kk)

Sold

129 m², Prague 1, Staré Město, Benediktská





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Total area	164 m ²
Floor area*	129 m ²
Terrace	35 m ²
Parking	-
Cellar	Yes
Service price	6 000 CZK monthly
PENB	G
Reference number	26078

This south-facing duplex apartment with two terraces boasts views of Prague Castle, Old Town Hall, Petřín and other landmarks, and is situated on the 4th and 5th floors of a Neoclassical building with a lift in the very heart of Prague, just a few minutes' walk from Old Town Square and Náměstí Republiky metro station.

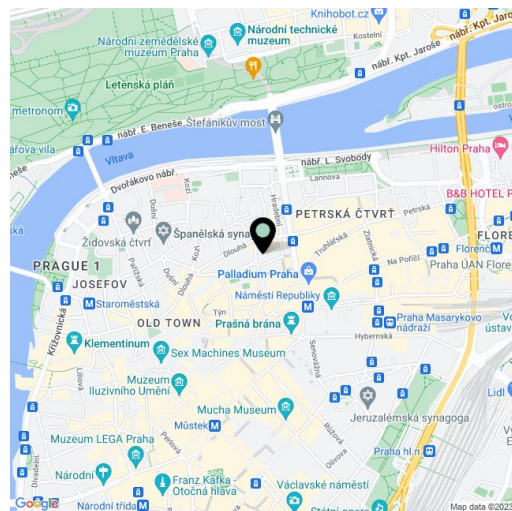
The lower floor of the apartment consists of an entrance hall, a bathroom (w/ bathtub, toilet and window), 2 bedrooms, and a living room with a kitchen, dining area and a staircase leading to the upper floor. The lower floor includes an open attic room with access to the terrace, from which you can reach via another staircase a rooftop terrace with a beautiful panoramic view, spacious enough for several people, and the perfect setting for grilling and socializing.

It is possible to buy space in the attic and extend the area of the apartment by approximately 73 m².

Features include **wooden parquet** and **solid wood plank flooring**, ceramic tiles, **wooden casement replicas of original windows** and Velux wooden windows, and a fully equipped kitchen with a bar, Fagor appliances, and solid oak elements. The apartment has an abundance of built-in storage. The purchase price includes a **cellar unit**. The building has renovated common areas and courtyard facade, and a new lift.

The location offers the unique genius loci or 'spirit of place' of Old Prague, and easy accessibility to **nearby tram stops and a metro station (Line B)**. In the immediate vicinity, there are quality restaurants, cafes, delicatessen shops and fashion boutiques. Within walking distance is the popular Letna Park.

Interior 129.9 m², storage niches 7.8 m², nooks 6.3 m², terraces 23.6 + 10.5 m², cellar 3.8 m².



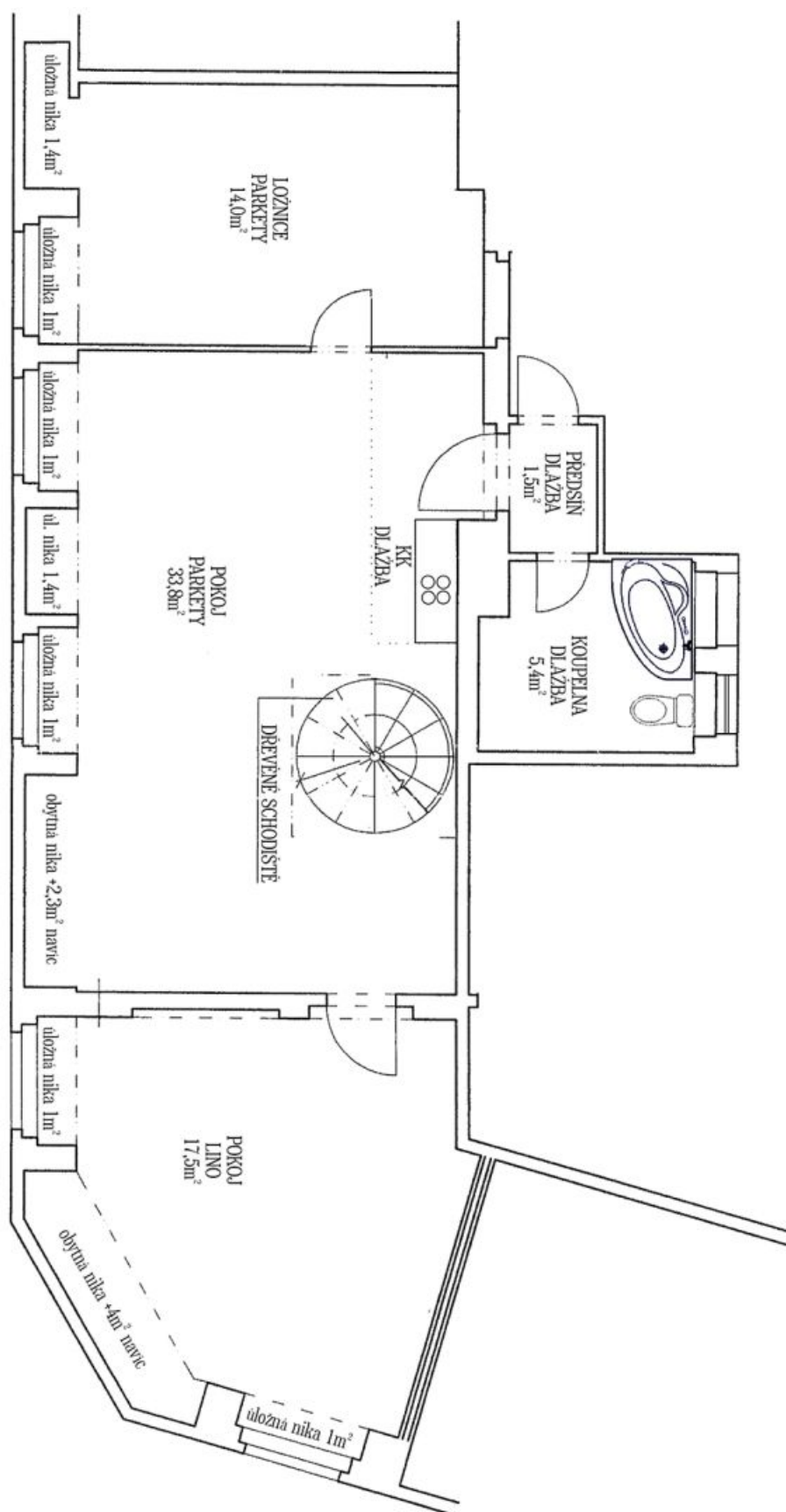
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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