



## Apartment Two-bedroom (3+1)

Sold

85 m<sup>2</sup>, Prague 1, Staré Město, U Milosrdných



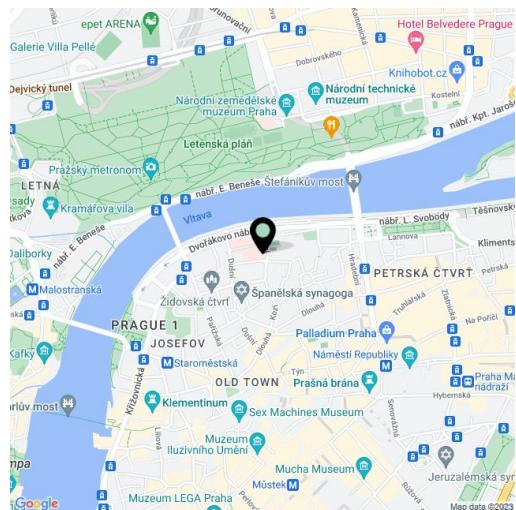


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Total area	87 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 600 CZK monthly
PENB	B
Reference number	28460



\* 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.

**This bright, airy apartment with high ceilings, large windows, a bay window and a balcony is move-in ready and is located in a well-kept historic building with a lift. Unique location on a quiet street in Old Town, close to Old Town Square and Parizska Street.**

The layout of the apartment on the 1st floor offers a living room with a bay window offering a great view of a church, **2 south-facing bedrooms**, including 1 with a **balcony**. There is also a kitchen, entrance hall, bathroom (shower, bathtub, toilet, bidet, sink) and separate toilet.

Features include **parquet flooring** (except in bathrooms which have **heated tile flooring**), casement windows, double wing doors, original decorative heater covers, large built-in wardrobe in the foyer, Buderus gas boiler, etc. The kitchen is fully equipped: cabinets without pulls, **worktop made of stone** and Philco appliances. The price includes carefully selected stylish fixtures & furnishings (for example period lights, custom curtains, etc.).

The building is on a **tranquil street**, which is hidden but at the same time **in close proximity to the main tourist areas**. A tram stop is a 2-minute walk away, while the Staroměstská (line A) and Náměstí Republiky metro stations (line B) are also within walking distance. All civic amenities are in the immediate vicinity. The Church of St. Simon and Judas, located across from the building, hosts excellent regular concerts of the Prague Symphony Orchestra. **Letná Park, perfect for times spent leisurely, is just a short walk across the river.**

Interior 85.2 m<sup>2</sup>, balcony 2 m<sup>2</sup>.