



## Apartment Three-bedroom (4+kk)

203 m<sup>2</sup>, Prague 1, Staré Město, V Kolkovně

Ask for price

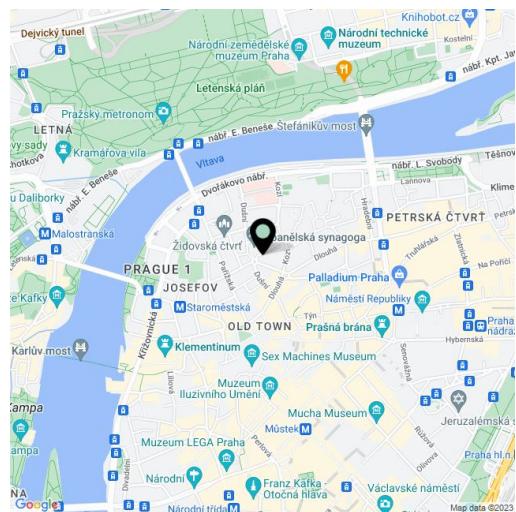




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Total area	217 m <sup>2</sup>
Floor area*	203 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	30539



\* 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.

**Elegant apartment with views of Old Town and the Prague Castle completed to the highest standards, situated on the 5th floor of an Art Nouveau building with a beautiful ornamental facade. Its airy interior, designed by the OOOOX studio, is interesting for its unique style and sense for detail. The apartment's distinctive feature is its tower, where there is a study with a unique atmosphere and breathtaking views.**

The main feature of this **newly finished air-conditioned** apartment is a **southwest-facing 115 sq. m. living room with a high ceiling**. The dining room with an extraordinary kitchen is the heart of the apartment—a perfect place for family and friends to meet. It also features a **winter garden** and a **study in the elevated gallery with impressive views of the Prague Castle** and the surrounding landmarks. The master bedroom has an open bathroom with a freestanding bathtub (WC and a dressing room are separate). The 2nd bedroom has an en-suite bathroom and built-in closets, the 3rd bedroom has a dressing room. The door from the spacious entrance hall leads to the guest toilet and a utility/dressing room.

The interior, designed by the architect Martin Moravec from the OOOOX studio, features brand name furniture and designer accessories. The fully equipped kitchen with Miele appliances includes, for example, a wine bar, a hob with an integrated hood, or a worktop made of **Italian Laminam ceramics**, which is durable and color stable. The same material is used in the bathrooms. With wooden floors and casement and atelier windows shaded by **electric blinds**, interior doors in a historic style with concealed hinges, security entrance doors, and **Schüco sliding doors** leading to the winter garden. The apartment is equipped with an **intelligent home system**, a security system, and a gas boiler. The well-maintained house has an elevator. Parking for residents is in front of the house or there is a possibility of taking over a lease of **garage parking spaces 30m from the house**.

The building from the turn of the 20th century stands opposite the **Spanish Synagogue**, a few steps from **Pařížská Street**. The location is close to all services, a multitude of popular restaurants, designer boutiques, high-quality delicatessens, and cultural possibilities. A tram stop is just a few steps away, the Staroměstská metro station (line A) is also close-by. The large **Letenské sady Gardens** across the bridge can be reached on foot.

Total floor area 217.55 m<sup>2</sup>, including the terrace/winter garden 14.40 m<sup>2</sup>



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