



Apartment Two-bedroom (3+1)

Sold

115 m², Prague 1, Staré Město, V Kolkovně

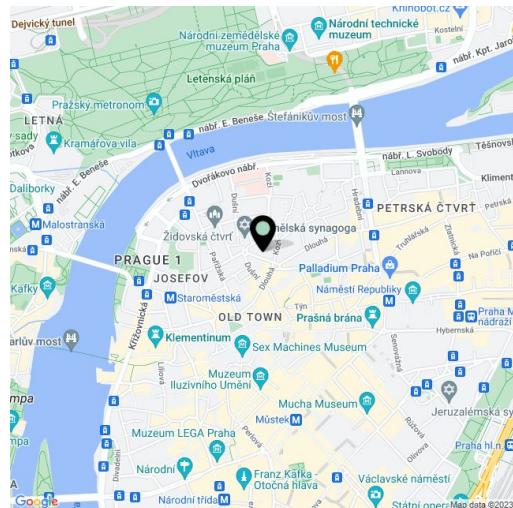




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Total area	115 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	34944



* 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 south-facing apartment with a nice view of the square with the Church of the Holy Spirit, a few steps from Pařížská Street, is situated on the 3rd floor of an elegant Art Nouveau building with an elevator in an attractive location near Old Town Square.

The layout consists of a sunny living room with a beautiful **bay window**, a fully equipped kitchen with a dining area, 2 bedrooms, and 2 bathrooms, one of which is part of the master bedroom and is equipped with a bathtub, shower, two sinks, and a toilet. The second bathroom has a shower, sink, and toilet.

Parquet floors, windows, roller blinds, built-in storage. It was reconstructed in 2009. The purchase price includes a **cellar**.

The building from the turn of the 19th and 20th centuries stands opposite the **Spanish Synagogue** only a few steps from Pařížská Street. The location provides full services and modern comforts, such as many popular restaurants, brand-name boutiques, quality delicatessens, and cultural activities. A tram stop is just a few steps away, and the **Staroměstská metro station** is also within walking distance. The large Letná Park can be reached by walking over the nearby bridge.

Interior 114.5 m² according to the architect (in the owner's declaration 109.8 m²), cellar 5 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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