



## Apartment One-bedroom (2+kk)

Sold

57 m<sup>2</sup>, Prague 1, Hradčany, Loretánské náměstí

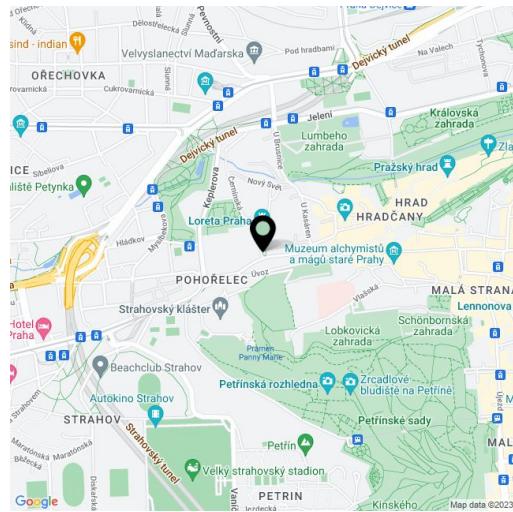




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Total area	57 m <sup>2</sup>
Parking	-
Cellar	-
Service price	1934 CZK monthly
PENB	G
Reference number	36886



\* 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.

**Apartment after a careful reconstruction that successfully preserved its original character. The apartment is situated in a unique historic building, directly opposite the Černín Palác and the Loreta pilgrimage site.**

The listed two-story building consists of 12 residential units, a stylish hotel with a quiet café, a landscaped courtyard, and a garden connected to the Loreta complex. The layout of the apartment on the 1st floor is divided into a living area with a kitchen, a bedroom with a bathroom (shower, toilet), a hallway, a utility room, and a separate toilet (sink, washing machine, and dryer). The windows offer direct views of the Černín palác and Loreta grounds.

The apartment was carefully reconstructed and has remained unoccupied ever since. The load-bearing structures of the floors and ceilings have been replaced and insulated; wiring and networks are new. The original **casement windows** have been refurbished with new insulated triple-glazed panes. There are also **restored parquet floors**, clay plastering, and period painting techniques. Doors and other elements are made of oak and beech wood custom-made in carpentry workshops using traditional technologies. Modern features include wiring and electric heating controlled via mobile phone, programmable **underfloor heating** in the bathroom and toilet, a remote-controlled hot water boiler, and a fully equipped kitchen.

The area with a **unique genius loci, or "spirit of place"** is just a few steps away from the **Prague Castle** complex, the landscaped royal gardens, and Old Town's romantic winding streets with their many restaurants of all kinds. Nearby Patočkova Street provides many shopping opportunities. Fast tram connections are offered by tram stops, which are only a minute's walk away.

Interior according to title deed 57.3 m<sup>2</sup>, according to law 60.73 m<sup>2</sup>



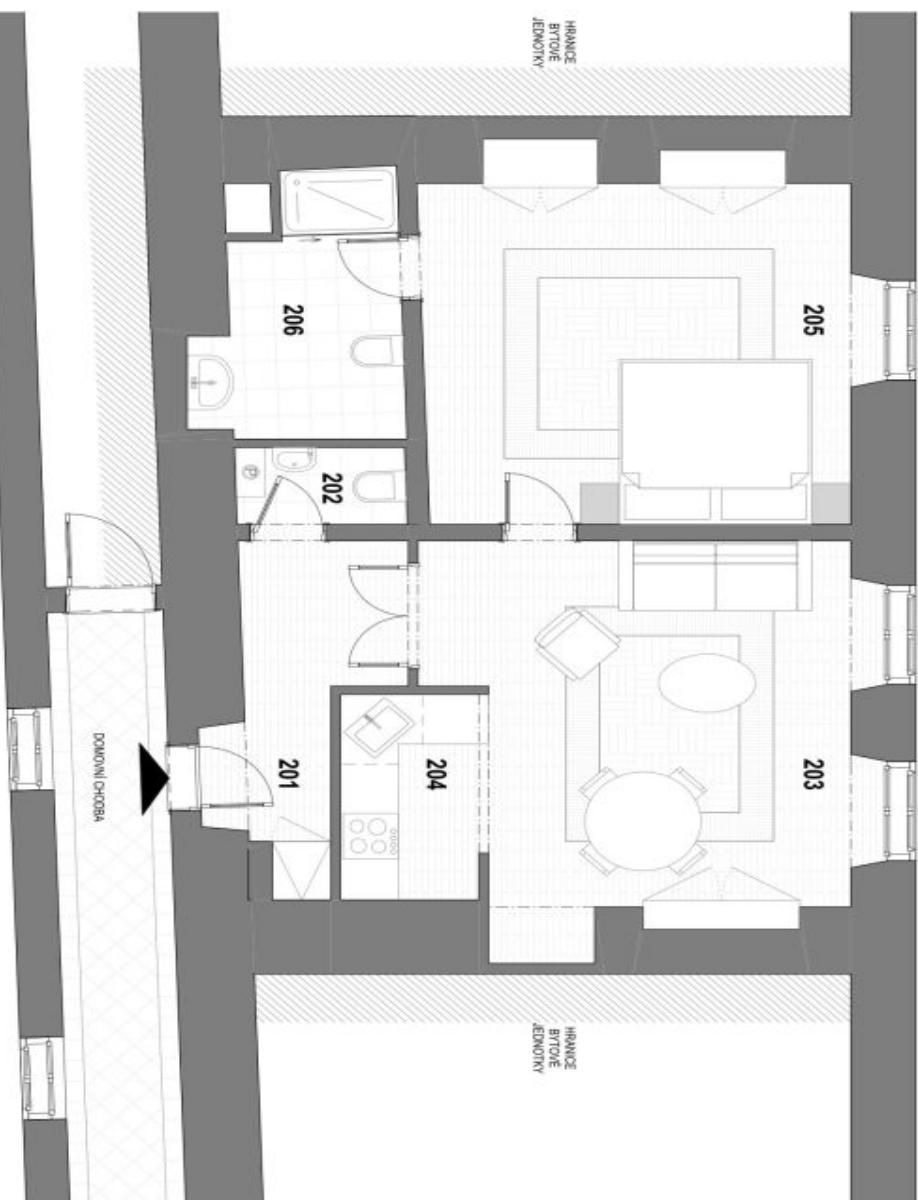
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PŮDORYS BYTOVÉ JEDNOTKY 2.NP

LORETÁNSKÉ NÁMĚSTÍ



Podrobný plánek podle Nář. řešení 2013 řeš.

Tabulka násobek - aktuální počáteční	
č.	Název místnosti
201	Kuchyň
202	WC
203	Obyvatelský pokoj
204	Kuchyň
205	Přípr. koupelny
206	Koupelna
	Plocha (m <sup>2</sup> )
	5,53
	1,65
	20,06
	3,57
	19,34
	5,91
	56,56 m <sup>2</sup>
	60,73 m <sup>2</sup>



Státna	Byt 1 Loretánské náměstí 10/28
	Loretánské náměstí 10/28, Praha 1 - Hradčany   182
	Na základě návrhu [201/2013]
Majitel	Svoboda & Williams s.r.o.
Č. Záložky	18-0283
Stupeň	Průvodní dokumentační
Zpracovatel	Českobrodský s.r.o.
	Ulice: 1. května 9, Praha 9
	PSČ: 190 00, IČO: 294 003 19
	www.zpracovatel.cz
Výrobník	Na 3. etáži
Kontakt	Jan Novotný, tel. 605 000 000, e-mail: jnovotny@zpracovatel.cz
Výrobek	Pultový
Materiál	1,5G, 1,75G
Forma	2,04
Datum	12.6.2018