



## Apartment One-bedroom (2+kk)

Sold

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

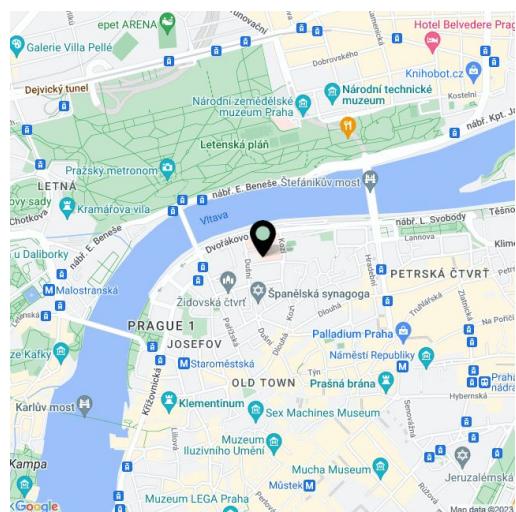




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Total area	55 m <sup>2</sup>
Parking	-
Cellar	-
Service price	1 521 CZK monthly
PENB	G
Reference number	40419



\* 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 fully furnished and tastefully renovated quiet apartment with a practical layout and a unique view of the opposite church of St. Simon and Jude is located on the 3rd floor of a carefully renovated apartment building with an elevator. The building from 1908 stands on a quiet side street right in the heart of Old Town, in the Haštalská district with a strong genius loci. Close to prestigious Pařížská Street, the former Jewish Quarter, Old Town Square, and the Vltava embankment. The property is suitable both as an investment and as a private residence.**

Thanks to the practical layout, the number of windows, and high ceilings, the apartment looks very spacious and airy. It consists of a living room with a kitchen, 1 bedroom with a bathroom (bath, shower, toilet, bidet, sink), a separate toilet with a connection to a washing machine, and a hallway. The windows provide a postcard view of the Church of St. Simon and Jude and the complex of the Na Františku hospital buildings built in the 14th century.

Facilities include **parquet floors** and new casement windows. The living room is accessible from the hall through a double door with glass panels. The apartment was furnished with the help of **an interior designer**. Decorative wooden radiator covers recall the original architecture. All of the furniture, **including original paintings, is included in the purchase price**. The kitchen has an induction hob; there is a built-in wardrobe in the hall. Safety is ensured by a security front door and a videophone. Heating is by a Buderus gas boiler. The building built by architect František Chvojka was completely renovated in 2014.

It is located in the **historic center of Prague** yet apart from the main tourist routes, with everything you need within walking distance—restaurants, cafes, shops, but also sports facilities and medical services. There is a tram stop only a 5-minute walk away and a metro station 10 minutes. Several important sacral buildings (St. Agnes Monastery, the churches of St. Simon and Jude, the Holy Spirit, U Salvátora, and several synagogues) in the immediate vicinity give the area a calming spiritual character. The **Za Svatyněmi Garden** is a green oasis with modern sculptures and **Letná Park** is on the opposite side of the Vltava River.

Interior 55 m<sup>2</sup>.

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