



## Apartment Three-bedroom (4+1)

Sold

174.5 m<sup>2</sup>, Prague 1, Staré Město, Divadelní

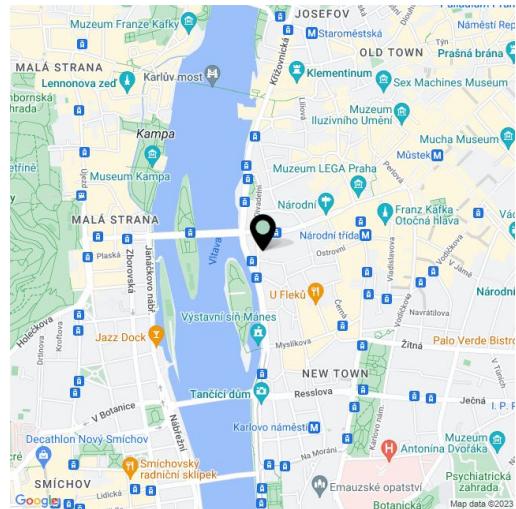




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Total area	190 m <sup>2</sup>
Floor area*	175 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Parking	-
Cellar	-
Service price	1500 CZK monthly
PENB	G
Reference number	6081



\* 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.

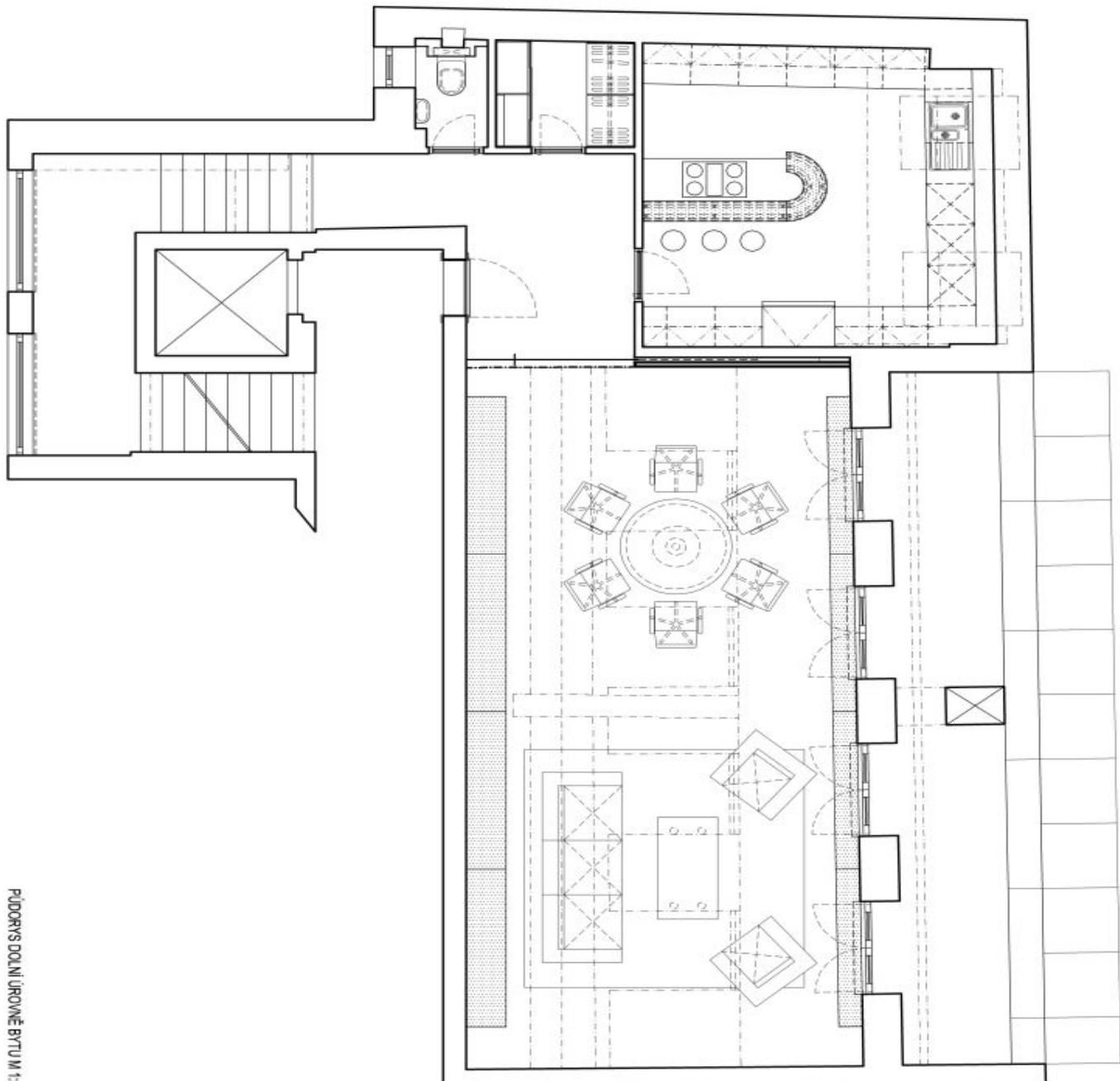
If you like and admire the work of the renowned Czech architect Eva Jiricna and her distinctive style you will love this light and spacious two-storey penthouse apartment. It incorporates many of her signature designs including a glass bridge linking the upstairs rooms, stone floors, glass walls, "porthole" openings in the doors and a glass and stainless steel kitchen and bathrooms. The elegant design of the apartment gives a feeling of clean lines and form. Eva Jiricna works in Prague, London and throughout the world and has won many awards for her designs. This distinctive apartment is on 2 floors with a double height sitting/dining room and a terrace reached through French windows. Upstairs it has 2 bedrooms and 2 bathrooms and an open study area that could easily be screened for a third bedroom. These rooms are linked by the dramatic glass and steel bridge that was designed in the UK and built in the Czech Republic. All the upstairs rooms have glass walls to ensure the maximum available light and feeling of occupying all of the available space. For privacy, when needed, they are fitted with electric blinds or curtains. It is not just beautiful inside; from the apartment there are spectacular views of Petrin, Hradcany and the river to the front and to the roofs of the old town including Betlemska Namesti and Tyn to the rear. It is on the top floor of a 1990's building that fits well in it's historic setting, there are just 3 flats in the building with the remainder occupied by prestigious law firms. The building has underground parking and a lift. Lower floor: sitting/dining room with glass step to terrace and long glass seat/shelf, fully fitted kitchen with Miele and Baumatic appliances as well as electric windows and waste disposal, guest toilet, cloakroom/storage cupboard, Spanish limestone floors. Upper floor: 2 bedrooms with en suite bathrooms all with fitted cupboards, open study area, boiler room/ storage cupboard, glass bridge, flooring a mix of limestone, glass and carpet. Amenities: under floor gas central heating, air conditioning, video entry phone, alarm/security system. Interior 175 m<sup>2</sup>, terrace 15.5 m<sup>2</sup>, garage parking space (long-term lease), private cellar in the basement of the building.



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