



🏠 96 m<sup>2</sup> 📄 U starého hřbitova, Praha 1 - Josefov 🏠 24 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7373</b>	Price	<b>24 900 000 CZK</b>
Address	<b>U starého hřbitova, Praha 1 - Josefov</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>96 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>No</b>	Cellar	<b>Yes</b>
Lift	<b>Yes</b>		

## About real estate

We offer a bright and pleasant 2-bedroom apartment (3+kt) on the 3rd floor of a townhouse in Prague 1 – Josefov. The building is located in a quiet part of U Starého hřbitova street. The apartment itself is unique for its preserved features from the early 20th century.

The unit, with a size of 92 sqm, consists of an entrance hall, a main living area – living room (facing northwest), a kitchenette, a bedroom, a room (both the bedroom and the room are facing the quiet inner courtyard to the southeast), a bathroom with a bathtub and toilet, a separate toilet, and a small laundry room. The rooms are bright with high ceilings. The kitchenette has the original terrazzo, while parquet floors and wooden floorboards in the rooms have been preserved. The doors, including handles, and the light fixtures are also original. The windows have been replaced but are replicas based on the original window frames.

The apartment is very well located in the building. It offers views and a quiet zone towards the inner courtyard. It is oriented southeast towards the courtyard, and from the northwest side, it has a beautiful view over the old Jewish cemetery onto public buildings, including the Museum of Decorative Arts and a view through Na Rejdišti street (you can see the Prague Conservatory building and the back of the Rudolfinum). There is a unique view of the Prague Castle complex, specifically St. Vitus Cathedral.

The property is heated by a gas boiler with a hot water storage tank. The operating costs for the apartment are approximately CZK 2,000 per month. The apartment comes with a cellar of 4 m<sup>2</sup>. The common areas in the building are well-kept. The lift goes down to the basement.

This property has always been attractive to investors and tenants. Adolf Loos designed one of the apartments here for clients of the Prague aristocracy. In the vicinity of the property, you'll find countless historical monuments, schools, shops, restaurants, and parks for relaxation, such as the beautiful walking trail along the Vltava River. The transportation links are also excellent. The metro (line A) and several tram lines are within walking distance.