



118 m<sup>2</sup> Kozí, Praha 1 - Staré Město Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6939</b>	Price	<b>Reserved</b>
Address	<b>Kozí, Praha 1 - Staré Město</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>118 m<sup>2</sup></b>
Offer status	<b>Reserved</b>	Floor area	<b>123 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Yes</b>	Balcony	<b>5 m<sup>2</sup></b>
Cellar	<b>2 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer for sale a beautiful, classical apartment after expensive reconstruction of 3+kt and size 118,4 sqm in Kozí Street near Old Town Square in Prague 1. The apartment is located on the second floor of a historic Neo-Baroque house built by architect František Weyr in 1904 - 1905. The house in Kozí Street, which is one of the oldest in the Old Town, was built on the site of a house demolished during the great Prague redevelopment of this part of the city and was called U tří modrých skal and then U Valenty. In the nice gable of the attic there is a statue of Our Lady of Svatohorská and the centre of the front facade is decorated with the inscription U okenice železné.

The central corridor of 14.3 sqm leads to all three living rooms, the main bathroom (8 sqm) equipped with a bathtub and shower and a separate toilet (1.6 sqm). The rooms are not partitioned. The living room with kitchen facilities has an area of 46.7 sqm and in the dining area access to a stylish neo-Baroque balcony (2.1 sqm) over Kozí Street. The master of the two bedrooms of 24.7 sqm has built-in wardrobes all along the walls; the secondary bedroom of 18.3 sqm has an en-suite bathroom (4.8 sqm) with shower and toilet and a balcony overlooking the courtyard (2.9 sqm). The apartment also has a cellar of 2.3 sqm.

The kitchen is fully equipped with Siemens appliances, built-in wardrobes are installed in the bedrooms and hallway and a custom-made bookcase in the living room. There are high quality classic oak parquet floors throughout the apartment, tiles in both bathrooms and the toilet. Also the common areas of the house and the external facade are tastefully and expensively renovated, very presentable. There is an elevator in the house.

The unique atmosphere, the Genius Loci of the Old Town, creates an absolutely unique environment for exceptional living in the centre of ancient Prague. Culture lovers will appreciate the proximity of theatres, concert halls, art expositions and clubs. Foodies can choose from a plethora of stylish restaurants and cafes. The promenades along the Vltava River and across the river the extensive park on Letná allow for outdoor sports. Great access to public transport, metro stations Staroměstská and Můstek, tram connections and all civic amenities.