



17,300,000 CZK

Modern unit furnished as an apartment for sale: Praha 1 - Staré Město, Křížovnická
Křížovnická, Praha 1

registration number	26074
type of contract	sale
area	71 sqm
terrace	no

property type	flat
disposition	2+1
floor	1st floor
PENB energy label	G

We exclusively offer for sale a luxurious, modern, and bright unit (furnished as an apartment) with a layout of 2+1 (3-room apartment with kitchenette), featuring a floor area of 71.3 m², situated on the 1st floor of a quiet residential building with an elevator, which has undergone an extensive renovation, in the popular area of Prague 1 - Old Town. The unit has been luxuriously renovated and furnished and offers an entrance hall, living room, kitchen, bedroom, bathroom, separate toilet, and storage room. The kitchen is equipped with built-in Küpperbusch appliances (hob, electric oven, microwave oven, dishwasher, and extractor hood) and provides plenty of space for a dining area. The bedroom faces a quiet courtyard. The bathroom features a shower corner, toilet, and urinal, and there is also a separate toilet. A washer-dryer by Electrolux is included. Internet connection and alarm system available. Wooden floating floors and tiles. New wooden windows with insulating properties. Gas boiler and central vacuum cleaner. Street parking is available in blue residential zones, and the Rudolfinum underground parking garage (Old Town Parking) is just a 7-minute walk away. The Energy Performance Certificate (PENB) is not available; therefore, energy class G is stated. Beautiful location in the heart of the Old Town, close to Charles Bridge, Staroměstská metro station, Malá Strana, and many historical landmarks. The area offers complete civic amenities, including many excellent restaurants, cafés, and bars. The unit is officially approved as a non-residential space and is included in company ownership. An ideal opportunity to include the property in company assets. Suitable for long-term and short-term rentals, business meetings, as well as comfortable living.