



**17,300,000 CZK**

**Fully furnished apartment for sale: Praha 1 - Staré Město, Křížovnická Křížovnická, Praha 1**

registration number	<b>26074</b>
type of contract	<b>sale</b>
area	<b>71 sqm</b>
terrace	<b>no</b>

property type	<b>flat</b>
disposition	<b>3+kk</b>
floor	<b>1st floor</b>
PENB energy label	<b>G</b>

We exclusively offer for sale a luxuriously furnished 2-bedroom apartment with a layout of 3+kk and a total area of 71.3 m<sup>2</sup>, situated on the 1st floor of a fully renovated residential building with an elevator in Prague 1 – Old Town. The apartment features an entrance hall, a kitchen equipped with Küpperbusch appliances, a bedroom facing a quiet inner courtyard, a bathroom with a shower and massage panel, including a toilet, and a second separate toilet. Additional amenities include a washer-dryer, alarm system, internet connection, high-quality wooden windows, a gas boiler, and a central vacuum system. A major advantage is the prime location near Charles Bridge, Old Town Square, and the Staroměstská metro station. Parking is available in the blue residential parking zone or in the underground garage at Rudolfinum, just a 7-minute walk away. The unit is officially registered as a non-residential space and is owned by a company, making it an attractive investment opportunity. It is suitable for both long-term and short-term rentals, business meetings, or personal use. We also offer property management services and mortgage advisory assistance.