



🏠 507 m<sup>2</sup> 📄 Praha 1 - Malá Strana 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Lenka Munter**

SENIOR SALES SPECIALIST

lenka.munter@luxent.cz

+420 773 769 769

Order number	<b>N6575</b>	Price	<b>on request</b>
Address	<b>Praha 1 - Malá Strana</b>	Type	<b>Apartments</b>
Disposition	<b>6 and more</b>	Usable area	<b>507 m<sup>2</sup></b>
Floor area	<b>407 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>3rd floor</b>	Number of floors	<b>4</b>
Device	<b>Partly</b>	Terrace	<b>99 m<sup>2</sup></b>
Cellar	<b>23 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

In one of the most beautiful places in Prague, just a few steps away from one of the main and oldest roads of Malá Strana, we offer for sale an absolutely exceptional and generously designed apartment. The available 7+kt property is spread over four floors with terraces. The floor is connected by its own elevator. The apartment is located in an inner courtyard surrounded by a group of houses.

The apartment with a total area of 507 sqm is accessible through a covered corridor leading from the courtyard. From it you enter the corridor, and from there you enter two separate smaller apartments (36 sqm and 34 sqm), suitable for rent or for business. Each apartment is equipped with its own kitchen with dining area and bathroom facilities. In this part is also the entrance to the main apartment. On the ground floor, around the main hall (28 sqm) with a staircase, there are cloakrooms, a technical room and a boiler room, social facilities, a cleaning room and warehouses. On the second floor above ground there is a main living area (62 sqm) illuminated by a glass wall and connected to a terrace (47 sqm), dining room and kitchen; study (11 sqm), another smaller terrace (12 sqm) and bathroom with toilet. Take the stairs or the elevator to the third floor above ground with two bedrooms (14 sqm and 18 sqm), two terraces (3 sqm and 7 sqm), a dressing room and a generously designed bathroom with a bathtub, shower and sauna (17 sqm). On the top floor is the master bedroom (25 sqm) with study and library (25 sqm), dressing room, bathroom and terrace. The bathroom (8 sqm) leads to the terrace (7 sqm), which offers a view of the characteristic baroque roof of the church of St. Nicholas on Malostranské náměstí.

The apartment was completely newly built and approved a few years ago. Materials and furnishings of the highest quality were used for the equipment and facilities. The entrances to the residential units are secured by double high-security doors, wood-aluminum windows with insulating triple glazing, electric external blinds and internal shading were installed. The roof covering consists of exposed Swedish-made copper. The floors in the living rooms are made of bleached oak, the bathrooms (equipped with Palomba-class Laufen sanitary ware) and other rooms have ceramic surfaces. Underfloor heating is installed on all floors (provided by a Buderus gas boiler), as well as an alarm and a camera system. The sauna in the bathroom on the third floor is by Klafs, the elevator connecting all floors is by Gara Venta. The property includes non-residential premises with an area of approx. 70 sqm, which can be adapted. The residents also have the use of a very carefully maintained private garden with a childrens corner and a barbecue area, intended only for use by the community of owners.

The unique atmosphere, the genius loci of the Lesser Town, creates a completely unique environment for an exceptional life in the most beautiful and at the same time the oldest district of Prague, which has still preserved its medieval character. The legendary Petřín Hill with its numerous orchards and gardens (Seminařská, Vrtbovská, Lobkovická), Kampa Park; within easy reach of Prague Castle, historic palaces and churches, Malostran style cafes, restaurants, theaters and clubs. This unique and perfect combination meets the advantages of living in an urban area rich in culture with living in nature and the possibility of sports. And at the same time in the very heart of old Prague. Great walking distance to the center, tram stop only a few meters from the home, all amenities in the immediate vicinity.