



283 m<sup>2</sup> Praha 1 - Malá Strana 89 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7175</b>	Price	<b>89 000 000 CZK</b>
Address	<b>Praha 1 - Malá Strana</b>	Type	<b>Apartments</b>
Disposition	<b>6 and more</b>	Usable area	<b>283 m<sup>2</sup></b>
Floor area	<b>283 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>3rd floor</b>	Device	<b>Partly</b>
Garage	<b>2</b>	Balcony	<b>2 m<sup>2</sup></b>
Cellar	<b>3 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer for sale an absolutely exceptional apartment with views of Prague Castle, Lesser Town, Vltava River and Old Town. In one of the most beautiful places in Prague, in a quiet street and only a few steps away from the main Lesser Town road Újezd. This magnificent 5 bedroom apartment with two balconies of 282 m<sup>2</sup> is spread over the entire area of the fourth floor in a tenement house built at the turn of the nineteenth and twentieth centuries. The entire house underwent a complete and costly renovation several years ago. A spacious elevator was installed, a reception was set up and a garage for the building's residents was created in the underground part. The common areas in the house are also highly presentable. The apartment has two parking spaces and a cellar with shelves and handles for sports equipment.

The apartment is accessed by two entrances, one of which leads into a representative hall dominated by a backlit niche designed for art installation and a mirrored cabinet built into the wall. The hall leads to the balcony and to the central living room and the main utility room. A second entrance leads to the hallway with vaulted ceilings, the private part of the apartment with three bedrooms, bathrooms and dressing rooms. The master bedroom of 28 m<sup>2</sup> is connected to the hallway and study (23 m<sup>2</sup>), which is further connected to the main living area by double doors. The master bedroom has its own dressing room and a bathroom equipped with shower, bath, toilet and bidet. The two smaller bedrooms (19 m<sup>2</sup> and 15 m<sup>2</sup>) each have their own bathroom and dressing room. The larger of the bedrooms has a bathroom with balcony, bath and shower, toilet and bidet, as well as a small dressing room. The smaller bedroom has a bathroom with shower and toilet (4 m<sup>2</sup>) and a built-in wardrobe in the hallway.

In the central corridor there are also two smaller utility rooms, spaces for washing machine/dryer and cleaning. From the hallway, double doors lead to the main lounge with kitchen and dining room (94 m<sup>2</sup>), which is connected to the study. A toilet accessible from the hallway serves the communal part of the apartment.

The property is furnished with built-in furniture made to measure and included in the sale - kitchen, dining table, work desk, bathroom fittings, wardrobes and wardrobes, also all light fittings. The kitchen is fully equipped with Miele appliances, a wine fridge is installed in the study and kitchen.

The wall in the large reception room is decorated in Venetian stucco, in addition to the illuminated niche. The floors are made of classic oak parquet, respecting the original patterns. The bathrooms are tiled with large format tiles and artificial stone.

The heating is gas central with its own meter reading. Air conditioning is installed in the apartment, the master bedroom is equipped with an air conditioning unit. It is worth mentioning that in this bedroom the front wall is clad with a veneer of rhizome, which is one of the most interesting veneers ever with its pattern. There are built-in speakers in all rooms. The home is equipped with a smart home, security system and door phone with camera.

The unique atmosphere, the genius loci of the Lesser Town creates an absolutely unique environment for exceptional living in the most beautiful and oldest district of Prague, which still retains its medieval character. The neighborhood of Kampa Park and Petrin Hill (the largest green area in the center of Prague, with its gardens Seminářská, Vrtbovská and Lobkovická), the proximity of Prague Castle, all within easy reach of the streets of the Lesser Town, historic palaces and churches, stylish cafes, restaurants and theaters, is a unique and perfect combination that meets the advantages of living in the city with the possibility of staying in the countryside, and at the same time in the very heart of old Prague.

Great accessibility to the city centre (tram stop a few metres from the house) and all amenities in the immediate vicinity ensure convenient city living for locals.