

## Apartment Two-bedroom (3+kk)

€ 1 159 536 | CZK 29 000 000

105 m<sup>2</sup>, Prague 1, Malá Strana, Vlašská





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Total area	118 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Parking in the car stacker
Garage	Yes
Cellar	Yes
PENB	G
Reference number	106272

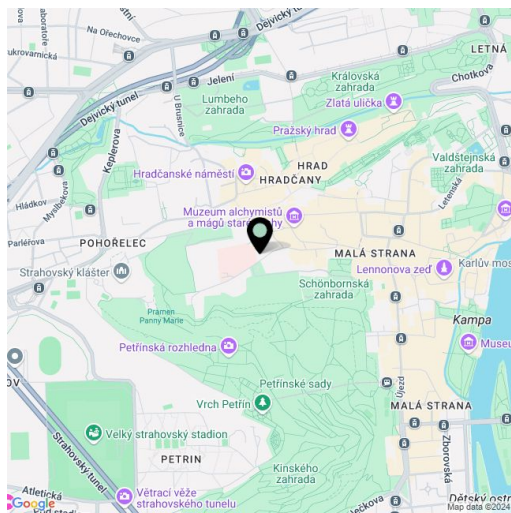
This air-conditioned 100-square-meter apartment with a terrace overlooking the historical buildings of Lesser Town is located on the 2nd floor of a modest apartment building. The corner building with an underground garage stands on a dead-end street near the Baroque gardens at the foot of Petřín Hill and Prague Castle.

The layout of the apartment consists of a living room with a kitchen and dining area, 2 bedrooms with en-suite bathrooms, an entrance hall, and a utility room with a toilet. The living room leads to the terrace.

The building was approved in 2000. Floors are **parquet**; windows are wooden with double glazing. Heating is provided by a central gas boiler room, and **air-conditioning** ensures a pleasant temperature even on hot days. The apartment comes with a **parking space** in the car stacker and a co-ownership share on the courtyard plot.

The attractive area allows you to have cafes and restaurants within easy reach. The surrounding **winding streets and peaceful gardens** are perfect for walks, and **Prague Castle** and **Petřín Park** are within walking distance. A tram stop is a few minutes' walk away, and a metro station is also within easy reach. You can walk across the **Charles Bridge** to the **center of the city**.

Floor area 102.4 m<sup>2</sup>, terrace 12.47 m<sup>2</sup>, cellar 2.74 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

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Vlašská

Byt 3+kk

- 1 Předstř
- 2 Koupelna
- 3 Ložnice
- 4 Obývací pokoj + KK
- 5 Prádelna
- 6 WC
- 7 Ložnice
- 8 Koupelna
- 9 Balkon

