Apartment Four-bedroom (5+kk)

€ 1 381 935 | CZK 34 500 000

177 m², Prague 1, Malá Strana, Vítězná
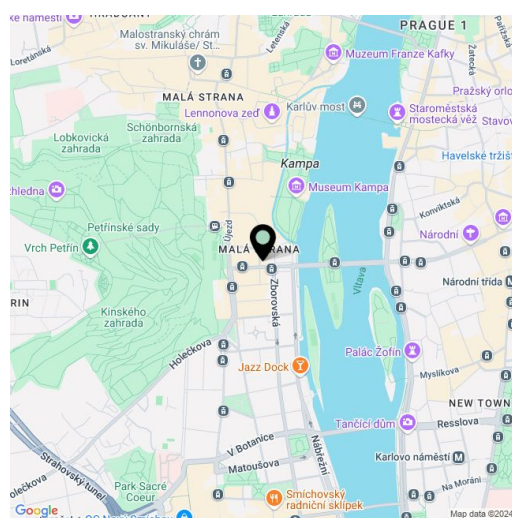
Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

PDF created
12. 03. 2025, 22:40

Apartment Four-bedroom (5+kk)

€ 1 381 935 | CZK 34 500 000

177 m², Prague 1, Malá Strana, Vítězná

Total area	209 m²
Floor area*	177 m²
Terrace	32 m²
Parking	-
Cellar	20 m²
PENB	G
Reference number	107182

* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.

The rooftop terrace of this exclusive nearly 200 m² penthouse offers a unique view of Prague Castle and Petřín Hill. The apartment occupies the entire 4th floor of an intimate 19th-century Neo-Renaissance building with an elevator and only six units. It is situated in Malá Strana, the oldest and most beautiful part of Prague, near Kampa and the Petřín Gardens.

The interior of the penthouse offers maximum **flexibility** and can be adapted to the individual requirements of the new owner. It is offered in shell & core condition, meaning without final surface finishes but with fully prepared **utility connections**, including gas. The layout allows for a practical division between the social and private zones. The social area connects the entrance hall with the living room, kitchen, and dining area, from which a large **French window** leads to a north-facing **terrace** overlooking a quiet courtyard. This terrace can serve as a pleasant retreat from the sun during the summer months. The private section may include a bedroom with **a walk-in closet and en-suite bathroom**, as well as up to two additional bedrooms with private bathrooms. The apartment also comes with a rooftop terrace offering **a unique view of Prague Castle.**

The apartment features electrically operated windows with automatic closing in case of rain or strong winds. The living room is enhanced by a floor-to-ceiling glass portal (triple-glazed) with two sliding panels leading to the adjoining terrace, with preparation for internal electric blinds. The current flooring is finished with premium Fermacell leveling, designed for electric heating foil installation. Additionally, there is preparation for a gas **fireplace,** air conditioning, and ventilation system. The price also includes **a spacious cellar** located on the 1st underground floor of the building.

The unique location of **Malá Strana**, just a few minutes' walk from **Kinských Garden**, the Petřín funicular, and **Kampa Park**. The area offers full amenities, including public and private schools, boutique shops, excellent restaurants, and cozy cafés. Within walking distance, you will also find the Nový Smíchov shopping and entertainment center, the **French Lycée**, Goethe-Institut, art galleries, museums, and theaters. The nearby **Střelecký Island** has become a local entertainment hub, featuring a summer open-air cinema, a children's playground, a restaurant, and a café.
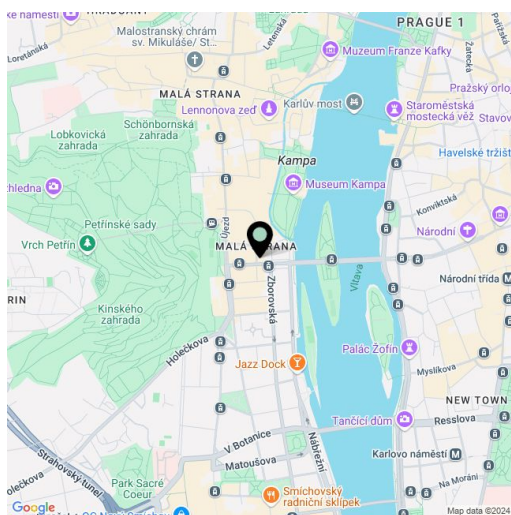
Floor area according to the survey 177.9 m² (according to the owner's declaration 169 m²), terraces 18.5 m² and 13.5 m², storage approx. 20 m².

Apartment Four-bedroom (5+kk)

€ 1 381 935 | CZK 34 500 000

177 m², Prague 1, Malá Strana, Vítězná

Total area	209 m²
Floor area*	177 m²
Terrace	32 m²
Parking	-
Cellar	20 m²
PENB	G
Reference number	107182

* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.
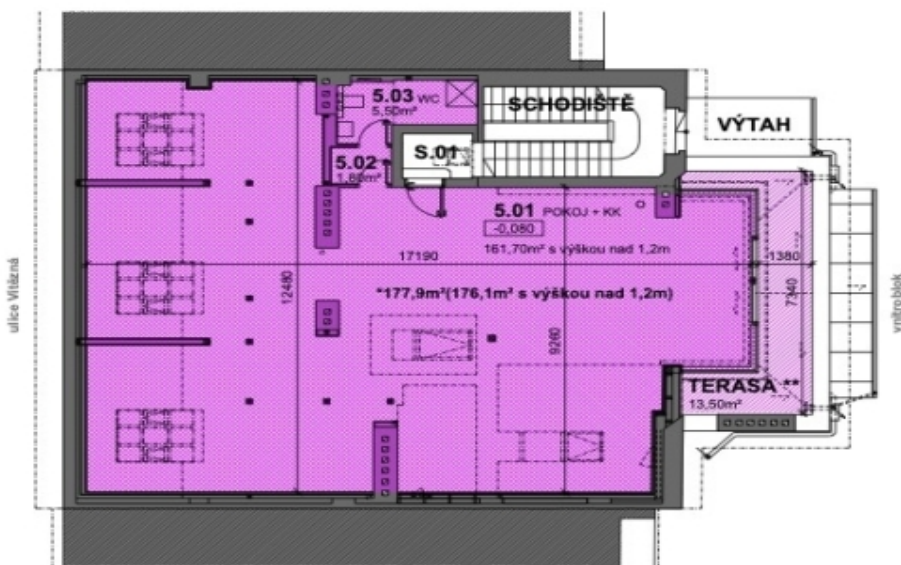
Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

PDF created
12. 03. 2025, 22:40

Apartment Four-bedroom (5+kk)

€ 1 381 935 | CZK 34 500 000

177 m², Prague 1, Malá Strana, Vítězná

Pohled na střechu

STŘEŠNÍ TERASA

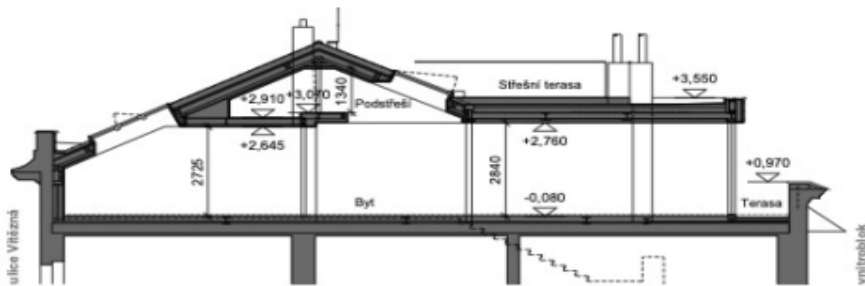NEPOCHOZÍ TRÁVNÍK

Půdorys bytu

5.03 WC
5,5m²

SCHODIŠTĚ

VÝTAH

5.02
1,8m²

S.01

5.01 POKOJ + KK
-0,080
161,70m² s výškou nad 1,2m

*177,9m²(176,1m² s výškou nad 1,2m)

TERASA **
13,50m²

ulice Vítězná

vnitroblok

Půdorys podstřeší

5.12 PODSTŘEŠÍ
46,6m²
22,3m² s výškou nad 1,2m
+2,910

Řez bytem

Střešní terasa   +3,550

Podstřeší   +2,760

+2,910 +3,070 1340

+2,645

2725

+2,840

Byt   -0,080

Terasa   +0,970

ulice Vítězná

vnitroblok

POPIS BYTOVÉ JEDNOTKY

▨	*177,9m²	PODLAHOVÁ PLOCHA byt č.6
▨	78,6m²	DALŠÍ PŘIDRUŽENÉ PLOCHY BYTU: **TERASA, **STŘEŠNÍ TERASA, PODSTŘEŠÍ
	256,5m²	
▬		KONSTRUKCE

* PODLAHOVÁ PLOCHA DLE VYHLÁŠKY 366/2013Sb.
** VENKOVNÍ TERASA JE VE VÝHRADNÍM UŽÍVÁNÍ BYTU č.6
pozn.: ±0,000 je úroveň stávajícího bytu

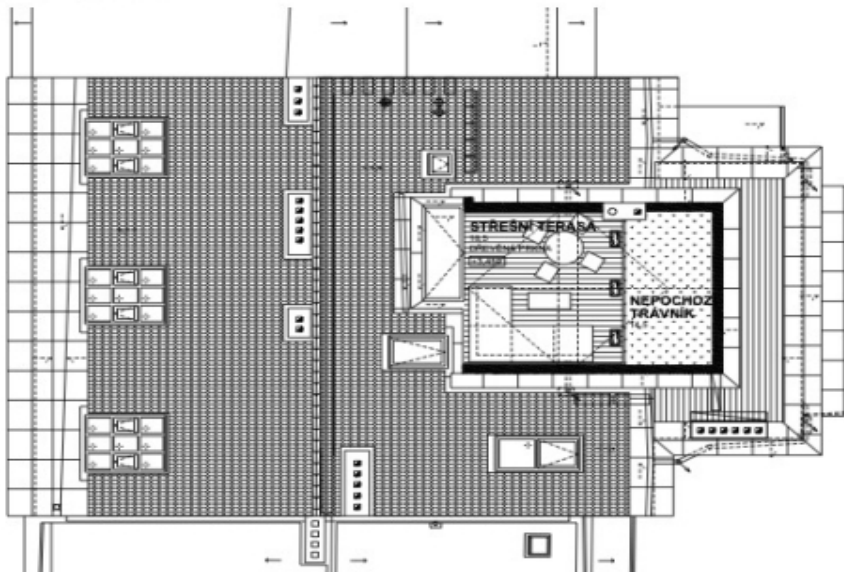±0,000 = 213,80 m.n.m. (Bpv), souřadnicový systém JTSK

m 1:125, formát a3
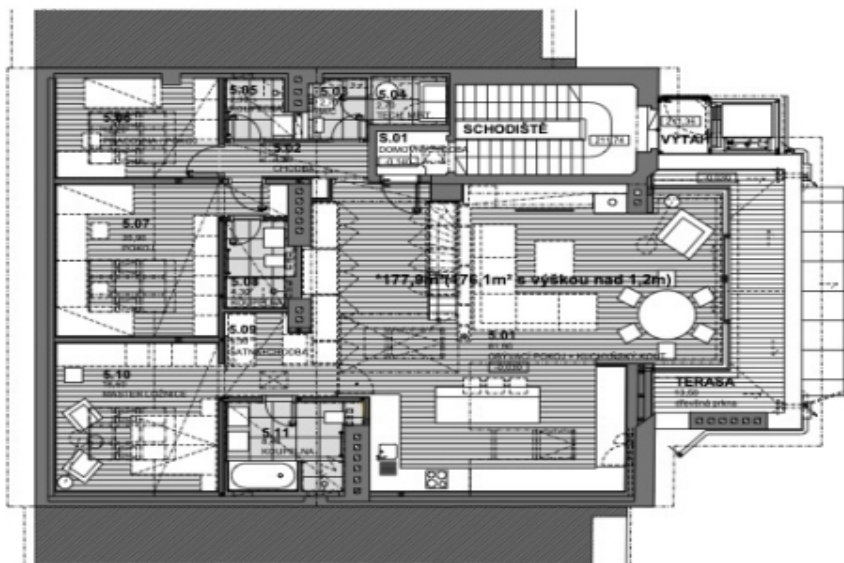
Apartment Four-bedroom (5+kk)

€ 1 381 935 | CZK 34 500 000

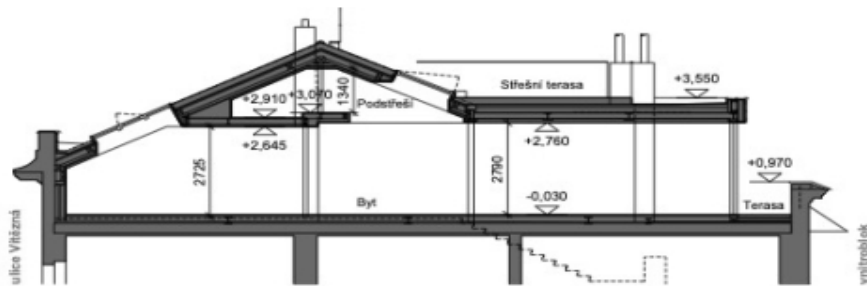177 m², Prague 1, Malá Strana, Vítězná

Pohled na střechu

Půdorys bytu

Půdorys podstřeší

Řez bytem

POPIS BYTOVÉ JEDNOTKY

*177,9m²	PODLAHOVÁ PLOCHA byt č.6	
46,6m²	PLOCHA PODSTŘEŠÍ	
**13,5m²	TERASA	
**18,5m²	STŘEŠNÍ TERASA	
256,5m²	CELKEM	

* PODLAHOVÁ PLOCHA DLE VYHLÁŠKY 366/2013Sb.
** VENKOVNÍ TERASA JE VE VÝHRADNÍM UŽÍVÁNÍ BYTU č.6
pozn.: ±0,000 je úroveň stávajícího bytu

±0,000 = 213,80 m.n.m. (Bpv), souřadnicový systém JTSK

m 1:125, formát a3