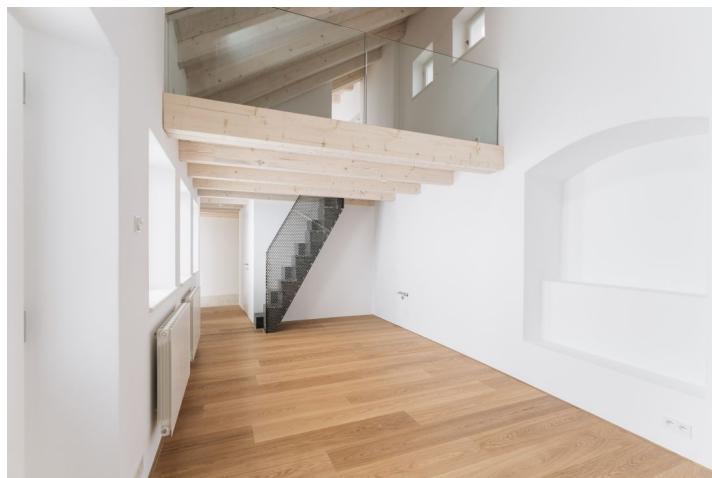




## Apartment One-bedroom (2+kk)

€ 761 474 | CZK 18 500 000

58.7 m<sup>2</sup>, Prague 1, Malá Strana, Valdštejnské náměstí



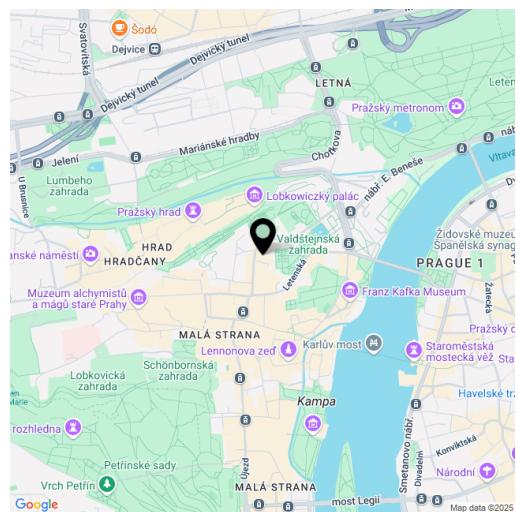


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€ 761 474 | CZK 18 500 000

58.7 m<sup>2</sup>, Prague 1, Malá Strana, Valdštejnské náměstí

Total area	81 m <sup>2</sup>
Floor area*	59 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	105300



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

**This unique, detached and completely renovated house with an airy interior and a backyard is set in the historic center of Prague on the Lesser Town. The completely unique building is located in the courtyard of a town house from the 16th century, in which the exclusive VII. Dům project was created. A house in which renowned architectural studios and small craft workshops participated. The location at Valdštejnské náměstí square adds prestige to the residence, the offered house with its own entrance and plot also ensures complete privacy.**

On the entrance level is a living room with preparation for the kitchen, a bathroom with a window, a corridor with space for a dressing room and an entrance hall. The living room is open to the roof. Upstairs is a quiet zone with a bedroom and a gallery that can be used as a study. The house has a **private backyard** where it is possible to create a **terrace**. North-facing windows face the backyard, other windows face south.

The sensitive reconstruction of the unique building was completed in 2023. The atypical space was handled by architects from the **Formafatal studio**. **The top standard** includes **oak plank flooring** made to order in South Moravia, **travertine bathroom tiling**, solid wood doors, wooden replicas of the original casement windows on the ground floor and large windows in the attic, **copper window sills**, **handmade designer miller's stairs** to the attic. The heating is central.

The neighborhood with the **Wallenstein Palace** and the immediate proximity of **Charles Bridge**, **Prague Castle**, **Wallenstein garden** or **Kampa** gives housing a completely exclusive character. The residence allows its owners to live in the middle of Lesser Town, yet away from the tourist industry. Everything you need is within walking distance, famous restaurants, stylish cafes and bistros as well as services for everyday life operate in the immediate vicinity. Just a few minutes' walk leads to a metro station or a tram stop. A unique set of **palace gardens** or the nearby slopes of the **romantic Petřín** beckon to relax in the greenery.

Floor area 58.7 m<sup>2</sup>, terrace 22 m<sup>2</sup>

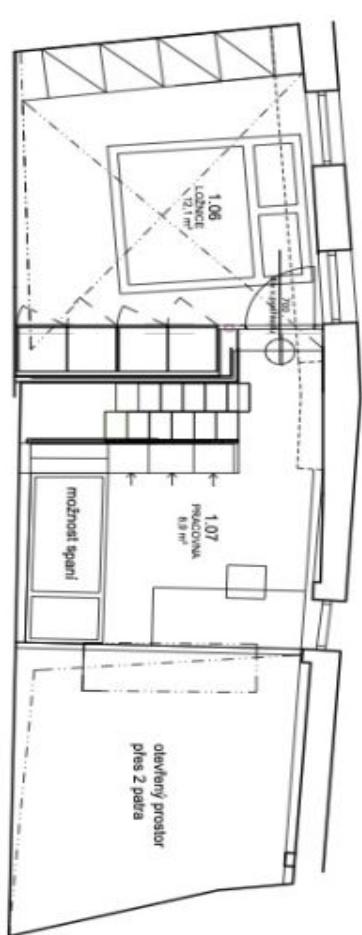
The building is a structure without a descriptive number, approved as "other building".



## Apartment One-bedroom (2+kk)

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Valdštejnské náměstí - DOMEČEK  
půdorys M1:50(A3)

5. 9. 2023

FORMATÁL