



## Apartment Three-bedroom (4+kk)

256.16 m<sup>2</sup>, Prague 1, Malá Strana, Újezd

Ask for price



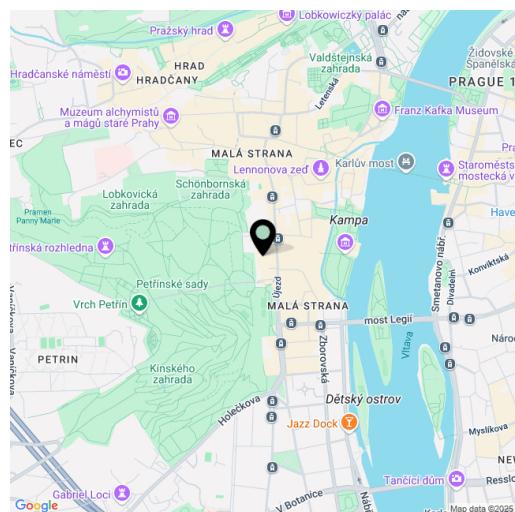


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Total area	321 m <sup>2</sup>
Floor area*	256 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	106000



\* 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.

**A unique view of Prague Castle and the Petřín Lookout Tower is offered by this beautiful spacious apartment located on the 3rd floor of a Renaissance house in the Lesser Town in the Újezd district, right next to the Petřín Gardens. The air-conditioned apartment has been carefully renovated with an emphasis on first-class materials and is fully furnished with designer furniture from renowned world manufacturers. It comes with 2 parking spaces.**

The apartment has a sensitively separated social and private area, both west-facing. The social area consists of an open space for the living room, dining room, kitchen and seating area for guests, from which there is an entrance to the terrace with a view of **Hradčany**. The private part of the apartment includes a bedroom with a **walk-in wardrobe**, a 2nd bedroom with an en-suite bathroom, a 2nd bathroom with a bathtub and a shower, a 3rd bathroom with a sauna, a guest room, a hallway and a hall.

The main living area is distinguished by **arched door structures** and **exposed beams**, the ceiling height reaches up to 3.1 meters. The minimalist interior thus gives an airy, but also very cozy impression thanks to the earthy color palette. The apartment has **wooden casement windows**, which are a faithful replica of the original ones (triple-glazed on the inside), interior doors with **concealed hinges** and floors made of **Betonepox** concrete. The kitchen with a custom-made cooking island is equipped with **Miele** appliances (including a built-in wine cooler) and a **Liebherr** freezer. The bathroom sanitary ware comes from the **GESSI** Italian manufacturer. **TOSHIBA** ceiling air conditioning provides cooling, **heated floors** ensure thermal comfort in winter. The gas boiler and water heater are located in the closet behind the guest room. The apartment includes a share on the common land (a gated courtyard) where **up to two cars can be parked**.

A prestigious address in the historic center of the city, but at the same time in a quiet corner away from crowds of tourists and in the immediate vicinity of the **Petřín Natural Monument**, accessible to Prague Castle. In addition to carefully maintained parks, the surrounding area also offers a diverse range of **services** and various cultural and social opportunities. The Nový Smíchov shopping center is 2 stops away, trams here provide perfect transport connections with other parts of Prague.

Floor area 256.16 m<sup>2</sup>, roof terrace approx. 60 m<sup>2</sup>, balcony 5.25 m<sup>2</sup>, cellar.



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Průběžnou platbu (při výplatě výhradně jedna různá měsíční) bylo stanoveno platby včetně měsíčních komisek (také jiné, třeba doly, komise, v doložení také komisek). Výplaty byly určovány v měsíci, když byly vloženy obrazovky, byly vloženy do povolených termínů. Zároveň bylo stanoveno, že vložení obrazovky je v měsíci, když je obrazovka přivedena k platbě.

