



## Apartment Four-bedroom (5+kk)

Sold

277 m<sup>2</sup>, Prague 1, Malá Strana, Všechnova

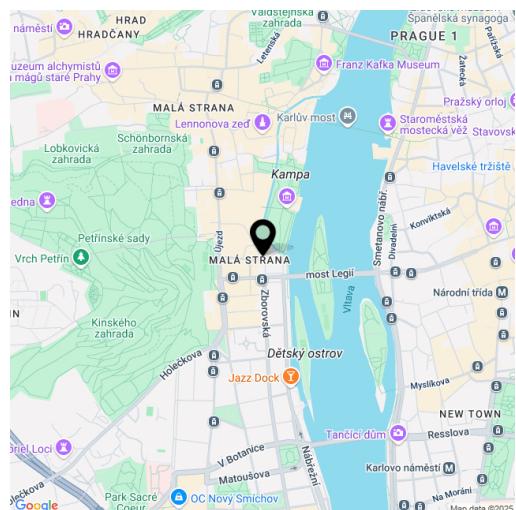




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Total area	279 m <sup>2</sup>
Floor area*	277 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Underground garage
Garage	Yes
Cellar	4 m <sup>2</sup>
PENB	F
Reference number	107866



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

**A prestigious apartment with generous space and breathtaking views of Prague's landmarks occupies the entire 3rd floor of a corner residential building with a reception and underground garage. This elegant, fully renovated building is situated in an attractive area in Malá Strana, just a few steps from Kampa, Čertovka, and Petřín Gardens.**

The layout of this exceptional apartment consists of nearly **one hundred square meters of living space**, an open kitchen, a spacious hall with a **balcony** and its own separate entrance from the building corridor, as well as an office and three bedrooms with walk-in closets and en-suite bathrooms. One of the bathrooms provides access to **another balcony**. The layout is complemented by two technical rooms, a space for a washer/dryer, and a cleaning room. If needed, the hall can be converted into another room.

The interior has undergone a sensitive, complete renovation, with doors replicating the originals, **oak parquet floors** in a classic pattern, and bathrooms featuring **Villeroy & Boch** sanitary ware and large-format **natural stone tiles**. A striking feature is the **Venetian stucco** and **backlit niche** suitable for displaying art. Comfort is enhanced by **air conditioning**, central gas heating, **built-in speakers**, a **smart home system**, and a security camera system. The kitchen is fully equipped with **Miele** appliances, and the office includes a **chilled wine cellar**. Both the building and the apartment have undergone costly renovations, and the building offers a **spacious elevator, reception, and an underground garage** with **two parking spaces** reserved for the apartment. The apartment also includes a **cellar**.

This beautiful location, **rich in character**, is away from the hustle and bustle of the main streets, near the **Church of St. John the Baptist Na Prádle** and the entrance to Kampa Park or **Petřín Gardens**. Nearby, there are cafes and restaurants, **Museum Kampa**, as well as schools ranging from preschools to high schools. The city center is easily accessible on foot across the Legion Bridge or Charles Bridge, and a tram stop is also nearby.

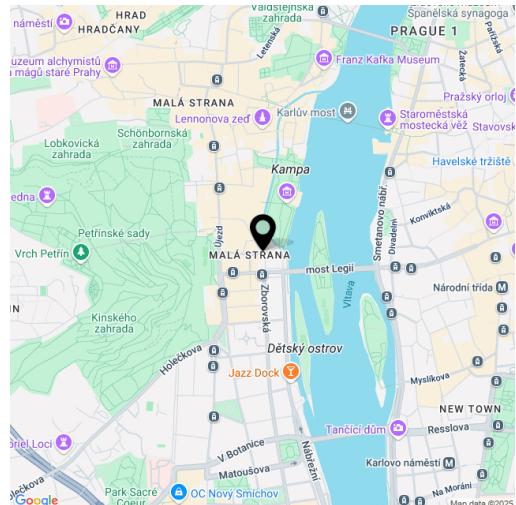
Floor area 277.14 m<sup>2</sup>, balconies 2.2 m<sup>2</sup>, cellar 4.18 m<sup>2</sup>.



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<b>Balcony</b>	2 m <sup>2</sup>
<b>Parking</b>	Underground garage
<b>Garage</b>	Yes
<b>Cellar</b>	4 m <sup>2</sup>
<b>PENB</b>	F
<b>Reference number</b>	107866

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