



Apartment Studio (1+1)

51 m², Prague 1, Malá Strana, Nebovidská

€ 513 558 | CZK 12 500 000





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Total area	51 m ²
Parking	-
Cellar	Yes
PENB	Not required
Reference number	111348

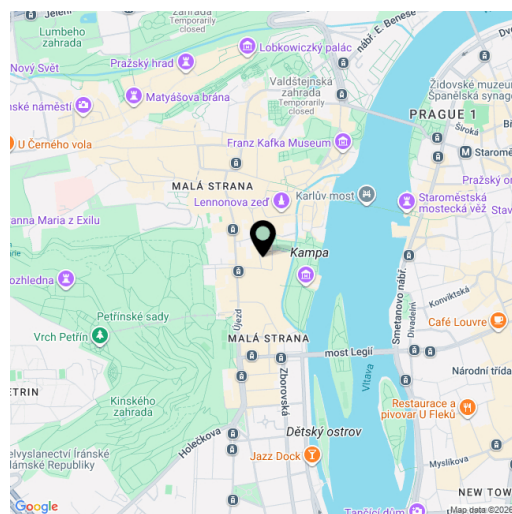
Cozy living in a historic townhouse with a romantic courtyard in a prestigious location in Malá Strana, close to the legendary Čertovka canal and Kampa Park.

The layout of the apartment on the 2nd floor efficiently utilizes its 50 m² of space. The main area consists of a spacious room with east-facing windows overlooking the surrounding Malá Strana buildings and **Kampa Park**. Additionally, there is a kitchen with **a window**, a small bathroom (with a shower and toilet), an entrance hall, and a storage space above the bathroom.

The interior, renovated in 2017, preserves its historic style despite **modern updates**, highlighted by **oak parquet floors and a stucco ceiling** in the main room, as well as **wooden casement windows**. Heating is provided by electric direct heaters (with the option to connect to gas). The apartment includes a **small cellar** in its original condition. The building is well maintained and features **a quiet, romantic courtyard, lush and green** in the summer. Access to the apartment is via stairs; no elevator.

The unique **Malá Strana** district allows residents to live surrounded by **parks and architectural gems**. The building is situated on a side street, within walking distance of the city center via **Charles Bridge**, or accessible by tram from a nearby stop. Shops, restaurants, and cafés are within walking distance, and **Kampa Park, Nostic Garden, and Petřín Gardens** are all very close-by.

Floor area 50.9 m².



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