



## Apartment One-bedroom (2+1)

Sold

100 m<sup>2</sup>, Prague 1, Malá Strana, U Železné lávky

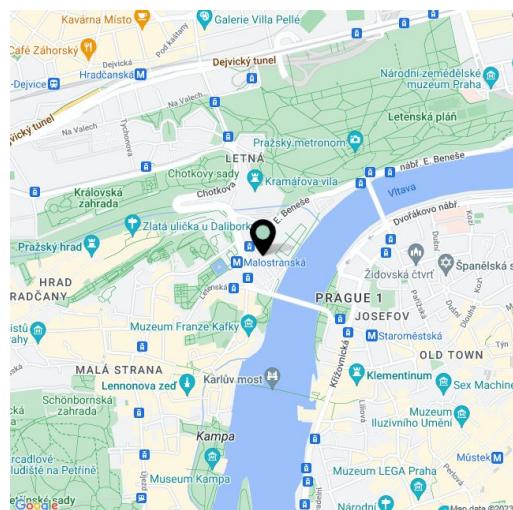




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Total area	100 m <sup>2</sup>
Parking	parking in the blue zone
Cellar	-
PENB	G
Reference number	27037



\* 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.

**Unique stylish apartment with panoramic views of Prague Castle, the Vltava River and the surrounding greenery, situated on the 3rd floor of a classic historic building.**

From the entrance hall with a walk-in closet, the door leads to all rooms of the apartment. On the left there is a large bright **living room oriented to the south**, windows facing the **Prague Castle**. On the other side of the apartment there is a **separate fully equipped kitchen with dining area** and a lot of storage space and a large pantry. The window is oriented to the **peaceful gardens of Straka's Academy and the Office of the Government**. To the same side there is a window of a **bedroom** with built-in wardrobes. The northern orientation of the windows ensures a **comfortable climate in the bedroom and kitchen even in hot days**. The apartment also has a bathroom with two sinks, toilet, bidet and a shower.

The atmosphere is enhanced by **high ceilings and wooden floors**, uniform throughout the apartment including the bathroom, where there is **floor heating**. The large **casement windows** have **insulating double glazing** and can be shaded by internal electrically controlled roller shutters. The apartment is also secured by an alarm and has a security entrance door. The living room offers a built-in surround sound system. The kitchen is fully equipped, the stove is gas. The equipment includes, for example, a **waste crusher**, a **luxury built-in coffee maker**, a **Siemens built-in washing machine and a dryer** (imported from Sweden). Heating is via a Buderus gas boiler hidden in a niche in the kitchen. Easy parking in the blue zone in front of the house. No lift in the building.

The apartment is located close to **important historic monuments and is a unique offer in this location**. Green spaces can be found in the nearby **Letenské, Petřínské and Vojanovy sady parks**, **Valdštejnská zahrada** and **Kampa** with its romantic canal. There is also great transport accessibility, **tram stops** and **Malostranska metro station (line A)** directly across from the house.

Interior 100 m<sup>2</sup>.



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