



Apartment One-bedroom (2+kk)

Sold

68 m², Prague 1, Malá Strana, Úvoz





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Total area	70 m²
Floor area*	68 m²
Balcony	2 m²
Parking	-
Cellar	-
PENB	G
Reference number	27126

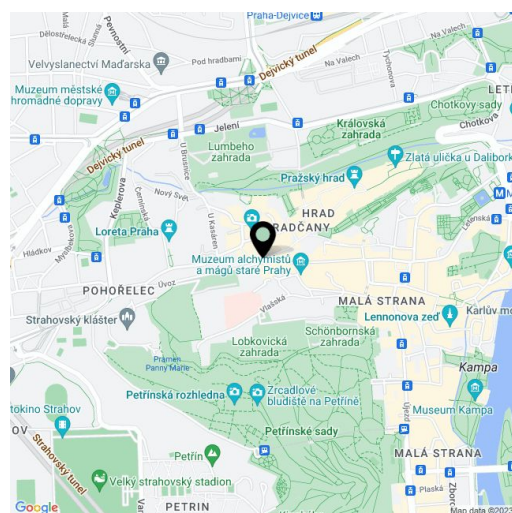
Historic apartment featuring Baroque and Classicist elements with a winter garden and balcony on the 3rd floor of a fully reconstructed building. A true jewel nestled at the base of the Prague Castle, offering splendid views of Petřín Hill. A prestigious address in the heart of Lesser Town, in a place with a unique atmosphere, and just a few minutes' walk from Lesser Town Square, Charles Bridge, and Kampa Island. Completion scheduled for Q1 2019.

The interior of the apartment consists of an entrance hall with access to all of the other rooms: a living room with a kitchenette, a bedroom with a winter garden and a balcony, a bathroom, a separate toilet, and a walk-in closet.

The apartment will be offered in a state of **white walls**, i.e. prior to the completion of the final surfaces and fittings. The interior will be completed by the new owner under the supervision of the architect responsible for the whole project. All apartments will be fitted with replicas of original entrance doors, retrofitted timber windows facing the street, and new casement windows facing the courtyard. Ceilings will feature ornamental stucco without the final layer of paint. With a flexible layout, bathroom fixtures, and sanitary ware. The building will have a new roof and facade, the common areas will be renovated, all utilities will be upgraded, a new central gas boiler and **air conditioning** will be added, and an **elevator** will be also be installed.

In a sought-after location right under the Prague Castle, within walking distance of many **important sights, museums, galleries, restaurants, cafes, and romantic secluded spots**. The house is located a few steps from a tram stop and a 5-minute walk from the **Malostranská metro station**, and close to the **Petřín Orchards or Valdštejn garden**.

Interior 66 m², balcony 1.9 m².



* 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.



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