



## Apartment Two-bedroom (3+1)

Sold

113 m<sup>2</sup>, Prague 1, Malá Strana





## Apartment Two-bedroom (3+1)

Sold

113 m<sup>2</sup>, Prague 1, Malá Strana

Total area	113 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	5 380 CZK monthly
PENB	G
Reference number	31467

\* 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.

Live in a place that every tourist longs to visit in Prague. This renovated apartment with high ceilings is located on the 3rd floor of a beautifully designed apartment building with a lift situated on the Royal Route near Malostranské Náměstí Square, only a few steps from the Charles Bridge.

The layout consists of a living room, a separate kitchen, 2 bedrooms, a large entrance hall with a **fireplace**, a corridor, a bathroom, and a toilet. The southwest-facing windows are oriented towards the street and the northeast-facing windows towards the courtyard.

The facilities include refurbished **casement windows**, renovated original interior doors, **parquet floors**, and a fully equipped kitchen. Residents are allowed to use **cellar**. The house has an elegant entrance hall, a refurbished facade, and new wiring.

Czech kings passed through on the Royal Route to their coronation at the St. Vitus Cathedral in the **Prague Castle** for centuries. The surrounding neighborhood has plenty of remarkable architectural monuments, such as the **St. Nicholas Church**, many palaces, or the **Lesser Town Bridge Tower**, forming the entrance to the Charles Bridge. The area is also characterized by **beautiful gardens**; nearby is **Vojanovy Sady**, Prague's oldest garden. It is close to shops, restaurants, cafes, as well as to schools and urban amenities. A tram stop is just a few minutes' walk away, and the metro station (line A) is within walking distance.

Interior 112.5 m<sup>2</sup>.