



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	104 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 500 CZK monthly
PENB	G
Reference number	39510

\* 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.

This stylish duplex apartment with preserved original craftsmanship, views of the outside greenery, and an interior designed by a renowned architect is part of an elegant historic building with a strong genius loci. Located directly under the Prague Castle, the area stands out for its beautifully landscaped gardens near aristocratic palaces.

On the entrance level on the 1st floor of the building, there is a hall, a bedroom, a bright bathroom with a window and a shower, and a toilet. Upstairs is a living room with a kitchen, a second bedroom, and a bathroom (with a window, bathtub, toilet, and bidet). The windows of the apartment face east towards the courtyard and west towards the courtyard of an international school and towards the **St. Wenceslas vineyard**.

Access to the apartment is via the **original wooden staircase**. The interior was renovated in 2014. The bedroom and living room have **air-conditioning units**; both bedrooms have built-in wardrobes. The windows are refurbished (2010); floors are **hardwood oak**. Heating is provided by a Geminox gas boiler, and the bathrooms have heated floors. The apartment comes with **storage space** in an enclosed yard.

The building is surrounded by greenery near the **Old Castle Stairs and the Wallenstein Garden**, a minute's walk from the Malostranská metro station and tram stop with numerous connections. The **Kunsthalle Prague** completely new space for modern and contemporary art is being prepared nearby. Within walking distance is **Charles Bridge, Kampa Park, Prague Castle**, and many other important monuments.

Interior according to the owner's declaration 104.1 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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