



## 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>.

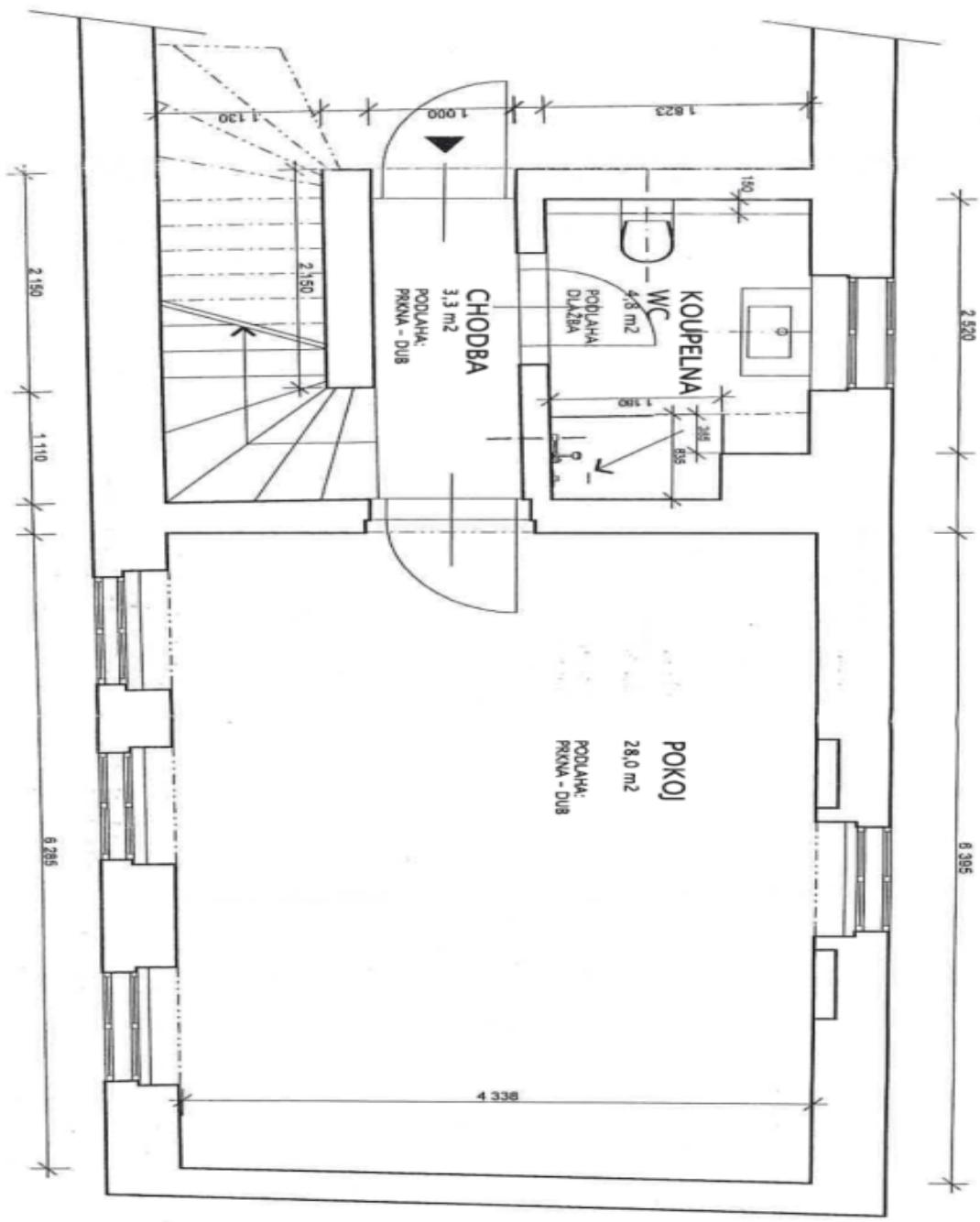
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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