



## Apartment Two-bedroom (3+kk)

Sold

80 m<sup>2</sup>, Prague 1, Malá Strana, Všehrdova

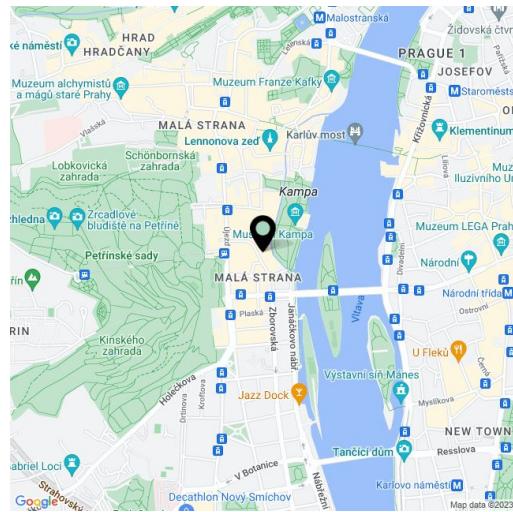




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Total area	80 m <sup>2</sup>
Parking	-
Cellar	-
Service price	5 073 CZK monthly
PENB	G
Reference number	39924



\* 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 facing a landscaped green courtyard is part of a Lesser Town courtyard balcony house from 1620. The historic building is located in the heart of Kampa Island, just a few steps from the Čertovka Stream, close to the Petřín Gardens and Charles Bridge. Living in Kampa offers the opportunity to become part of a close community and properties with this potential, rarely become available.**

On the entrance level (on the 2nd floor of the building), there is a living room connected to a kitchen, an entrance hall, and a bathroom with a shower. Upstairs, there are 2 bedrooms and a bathroom.

The whole building was completely renovated in 2002. Facilities include **wooden** windows and floors, tiles and **underfloor heating** in the bathrooms, and **Villeroy & Boch** sanitary ware. Heating is provided from a central boiler room. No elevator.

The boutique apartment building stands on a one-way side street next to **Kampa Park**, a few steps from the legendary Mlýnská Café, a famous ice cream parlor, and many restaurants. A tram stop and the cable car leading to the top of Petřín Hill are nearby. The Anděl or Malostranská metro stations are a few minutes away by tram. There are state and private schools in the area ranging from a kindergarten to a high school, and the **French Lyceum** is close-by.

Interior 79.6 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.