



## Apartment One-bedroom (2+kk)

Sold

60 m<sup>2</sup>, Prague 1, Malá Strana, Valdštejnské náměstí

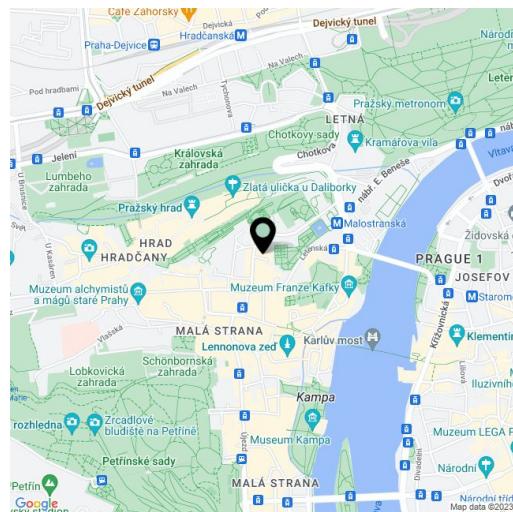




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Total area	60 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	43072



\* 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 atypical apartment, an ideal home for a couple that is always on the move, was designed by Atelier SAD's experienced team of architects. Its original interior is part of the currently emerging exclusive VII House residential project in the middle of Malá Strana right on Valdštejnské Square.**

In the right section of the apartment, located on the 1st floor of the building, there is a main living space with views of a **quiet corner of Valdštejnské Square**, with a preparation for a kitchen and a central island. In the left section of the apartment is a bedroom with a walk-in closet and a bathroom; opposite the entrance is a guest toilet and a utility room with storage space.

At first glance, the apartment catches the eye not only with its layout, but also for the **Italian screed surfaces**, the reflections of which accentuate the views from room to room. Another striking element is the backlit oval ceiling repeated in several of the rooms. Other high-end facilities include **oak floors in a chevron pattern**, heated Italian ceramic tiles in the bathroom, or **designer Agorà radiators** from the Italian brand TUBES. Windows are new wooden casement; the wooden entrance door is a replica of the historic cassette door. There is a preparation for a security system. Heating is provided by the building's central boiler system with gas condensing boilers. Residents of the building will appreciate the elegant common spaces with a **Classical staircase**, complete with designer lighting and an **elevator** for convenience.

The neighborhood in which VII House stands is exceptional due to the presence of the **Senate** and the **Chamber of Deputies** and the immediate proximity to **Charles Bridge** and **Prague Castle**. This prestigious address is in the middle of **Malá Strana**, yet tucked away from the main tourist routes. It's only a few minutes' walk to a tram and metro station, with **beautifully landscaped palace gardens**, Petřín Gardens, and Kampa Park with the romantic Čertovka nearby. Famous restaurants and stylish cafes, as well as luxury hotels with spa and fitness services, can be found in the immediate vicinity.

Floor area 60.1 m<sup>2</sup>.



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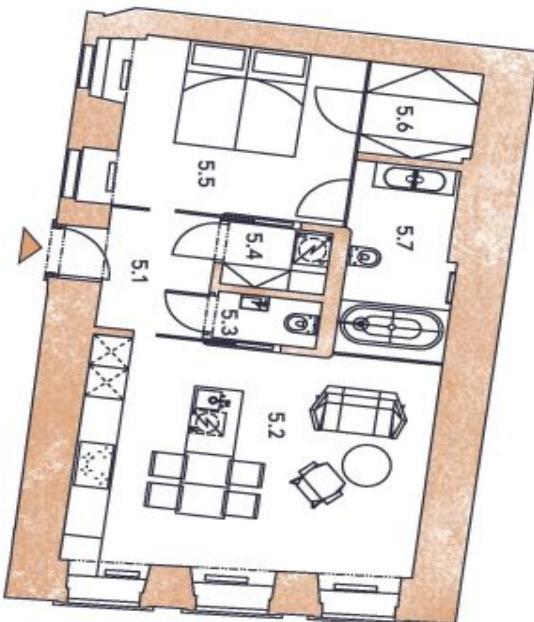
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## UMÍSTĚNÍ V RÁMCI PATRA

## UMÍSTĚNÍ V RÁMCI PODLAŽÍ



## PODLAHOVÁ PLOCHA BYTU

60,1 m<sup>2</sup>

Podlahová plocha je vypočítána podle nařízení vlády č. 346/2010 Sb. jako plocha vstupního prostoru ohraničené vnitřními stěnami obvodových zář bytu včetně přidložené plochy všech svíšťových místností, nerovnatých konstrukcí uvnitř bytu. Nezahrnuje balkony, lodžie, terasy, předzahrádky a jiné zpevněné plochy.

**Upozornění:** obrázek podoby bytu představuje dle požadovaného řešení bytu. Zobrazeny nábytkem a kuchyňská linka nelze současně doložit. Umístění zařízení bytu je výhradně pouze orientační, písemná specifikace rozvodů a jejich možného napojení bude uříčena v prováděcí projektové dokumentaci.

Byt 5

2+KK, 2.NP

VII. Dům