



## Sale of exceptional apartment 6+kt/B with panoramic views, 283 sqm, Malá Strana, Prague 1



283 m<sup>2</sup> Praha 1 - Malá Strana on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6378</b>	Price	<b>on request</b>
Address	<b>Praha 1 - Malá Strana</b>	Type	<b>Apartments</b>
Disposition	<b>6 and more</b>	Usable area	<b>283 m<sup>2</sup></b>
Floor area	<b>279 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>Partly</b>	Garage	<b>2</b>
Balcony	<b>2 m<sup>2</sup></b>	Cellar	<b>3 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

In one of the most beautiful locations in Prague, just a few steps away from the main road through Malá Strana, we offer for sale an absolutely exceptional apartment with breathtaking views of the entire historic center of old Prague - a panorama of Prague Castle, Petřín Gardens, Kampa, the Charles Bridge, and across the Vltava River to the towers of the Old Town.

The completely renovated 6-room apartment with two balconies, which measures 279.34 sqm, comprises the entire fourth floor in an apartment building built at the turn of the nineteenth to the twentieth century. The entire building also underwent a thorough and expensive renovation a few years ago. A spacious elevator was installed here, a reception desk was set up, and garages for residents of the building were created underground. The apartment includes two parking spaces and a cellar with shelves and holders for sports equipment.

The apartment is accessible through two entrances, one of which leads into a representational hall (32 sqm) which is dominated by an illuminated niche designed for an art installation and a mirror cabinet built into the wall. From this hall there is access to the balcony and to the central living room as well as a small technical room. The second entrance leads to an internal corridor with vaulted ceilings (18 sqm), a private part of the apartment with three bedrooms, bathrooms and dressing rooms. The main bedroom of 28 sqm is connected to a corridor and a study (23 sqm), which in turn is connected to the main living space through double doors. The master bedroom has its own dressing room (6 sqm) and a bathroom (10 sqm) equipped with a shower, bathtub, toilet and bidet. Two smaller bedrooms (19 sqm and 15 sqm) each have their own bathrooms and dressing rooms. The larger of these bedrooms has a bathroom with a balcony, bathtub and shower, toilet and bidet, as well as a small dressing room (11 sqm). The smaller bedroom has a bathroom with shower and toilet (4 sqm) and a built-in wardrobe in the hallway.

Off the central internal corridor there are also two smaller technical rooms. These provide space for a washing machine/dryer and cleaning. From the hallway, double doors lead to the main living room with kitchen and dining room (94 sqm), which is followed by a study. The representational part of the apartment is served by a toilet accessible from the corridor.

The apartment was completely renovated a few years ago. It is equipped with custom-made furniture. This built-in furniture is part of the sale - kitchen, dining table, work desk, bathroom equipment, dressing rooms and wardrobes, as well as all light fixtures. The kitchen is fully equipped with Miele appliances. A wine refrigerator is installed in the study.

In addition to the illuminated niche, the wall in the large reception room is decorated with Venetian stucco.

The floors are made of oak classic parquets, which respect the original patterns. The doors were also crafted according to the original designs. The bathrooms are lined with large-format tiles and paving made of artificial stone. The floors of the connecting corridor and the toilet in the representational area follow the patterns of the original ceramic materials from the common areas of the original apartment building.

The heating is central gas with its own meter. Air conditioning is installed in the apartment, and the master bedroom is equipped with its own air-conditioning unit. It is worth noting that in this bedroom the front wall is lined with spice veneer, which is most interesting and unusual. All rooms have built-in sound-system speakers. The apartment is equipped with smart-home features, a security system and a door phone with a camera.

The unique atmosphere of the neighborhood - the genius loci of the Malá Strana - creates a unique environment for exceptional life in the most beautiful and at the same time the oldest district of Prague, which has still preserved its medieval character.

Nearby are Kampa Park and Petřín Hill (the largest green areas in the center of Prague, with its numerous Seminářská, Vrtbovská, Lobkovická and Kinsky gardens), and even Prague Castle. All are within easy reach of streets of Malá Strana, historic palaces and churches and its stylish cafes, restaurants, theaters and clubs. This provides a unique and perfect combination that presents the advantages of living in the city with the possibility of staying in nature, and at the same time living in the very heart of old Prague.

Excellent accessibility to the center and all amenities in the immediate vicinity ensure comfortable urban living for local residents.