



172 m<sup>2</sup>

Petřinská, Praha 5 - Malá Strana

Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Lenka Munter

SENIOR SALES SPECIALIST

lenka.munter@luxent.cz

+420 773 769 769

Order number	N6567	Price	Reserved
Address	Petřinská, Praha 5 - Malá Strana	Type	Apartments
Disposition	5 + kitchenette	Usable area	172 m <sup>2</sup>
Offer status	Reserved	Floor area	219 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Floor	5th floor
Device	Partly	Terrace	47 m <sup>2</sup>
Cellar	3 m <sup>2</sup>		

## About real estate

We offer for sale a generously designed, sunny 5+kt apartment with a floor area of 172 m<sup>2</sup> and three terraces (47 m<sup>2</sup>). This stylish loft apartment, designed by a renowned American architect from CMC Architects, spans the entire floor of an apartment building. Panoramic studio windows and the location of the terraces offer breathtaking views of Vyšehrad, Prague Castle, Petřín, and the surrounding rooftops.

The total area of the apartment, including three terraces, is 219 m<sup>2</sup> (two terraces measuring 14.85 m<sup>2</sup> and 13.3 m<sup>2</sup>, upper terrace 18.85 m<sup>2</sup>).

The apartment is entered through an entrance hall into a spacious living room with a kitchen and dining area (79 m<sup>2</sup>). From here, a modern staircase leads to the upper terrace with a view of Prague Castle and Petřín.

On both sides of the living room are entrances to private bedroom areas. Each has a hallway, two bedrooms (rooms measuring 15.6 m<sup>2</sup>, 17.8 m<sup>2</sup>, 17.95 m<sup>2</sup>, and 15.64 m<sup>2</sup>) and bathrooms (8 m<sup>2</sup>), the second bathroom is divided, part of which serves as a utility room with a washing machine and dryer (4.87 and 4.2 m<sup>2</sup>).

Two bedrooms have access to storage space on the floor.

The apartment also has two smaller closets (1.75 and 1.8 m<sup>2</sup>). There is built-in storage space on the upper terrace. The apartment also has a cellar in the basement of the building (3 m<sup>2</sup>).

The apartment was approved for occupancy in 2002. The doors to the terraces are aluminum, and large panoramic windows in steel frames illuminate the living room with a ceiling height of 7 meters. The floors are vinyl. The heating system is connected to its own gas boiler.

The apartment can be divided into two separate units (3+kt with two terraces and 2+kt with one terrace) as needed. A camera system is installed in the building to ensure the safety of the owners. An elevator is currently being installed.

The unique atmosphere of Malá Strana creates a truly unique environment. Kampa Park, Střelecký Island, and Petřín are within walking distance, and Prague Castle, palaces, and churches are within easy reach.

Excellent access to the city center (tram stop a few meters from the house), metro and all amenities are in the immediate vicinity (shops, kindergarten, playgrounds, elementary school, high school, French Lyceum, cafes, restaurants, theaters). All this ensures comfortable urban living for local residents.