



🏠 172 m² 📖 Petřinská, Praha 5 - Malá Strana 💰 35 000 000 CZK



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	35 000 000 CZK
Address	Petřinská, Praha 5 - Malá Strana	Type	Apartments
Disposition	5 + kitchenette	Usable area	172 m²
Floor area	219 m²	Energy performance of the building	G - Extremely uneconomical
Floor	5th floor	Device	Partly
Terrace	47 m²	Cellar	3 m²

About real estate

We offer for sale an exceptional generously designed and sunny four bedroom apartment apartment, 172 sqm with three terraces (47 sqm). This stylish loft, designed by a well-known American architect from the studio CMC Architects, extends over the entire floor of a classic apartment building in Petřínská street. The entire concept of the space was based on the fact that it is on the border between Malá Strana and Smíchov. That is why an industrial element has been incorporated into the living space in the form of a large 7 meters high glass vertical wall with steel frames. The panoramic studio windows and the location of the terraces allow for breathtaking views of Vyšehrad, Prague Castle and Petřín across the roofs of the oldest districts of Prague.

The total area of the apartment, including three terraces, is 219 sqm (two terraces with an area of 14.85 sqm and 13.3 sqm, and an upper terrace of 18.85 sqm with a view of Hradčany and Petřín).

The apartment is entered through the entrance hall (5.64 sqm) into the generous space of the living room with kitchen and dining room (79 sqm). From there, a modern lightweight staircase leads to the upper terrace with a view of Prague Castle and Petřín. On both opposite sides of the main living room there are entrances to the private bedrooms. Each bedroom area has an entrance hall, two bedrooms (rooms of 15.6 sqm, 17.8 sqm, 17.95 sqm and 15.64 sqm) and bathroom (one bathroom 8 sqm, the second bathroom has a separate technical room with a washing machine and a dryer (4.87 and 4.2 sqm). Two bedrooms have access to an elevated, spacious storage area that can also be used as a sleeping loft. The apartment also has two smaller wardrobes (1.75 sqm and 1.8 sqm).

There is a storage space on the upper terrace where outdoor furniture can be placed. The apartment has a cellar in the basement of the house (3 sqm).

The official approval of the space was in 2002. The doors to the terraces are aluminium, large panoramic windows in steel frames illuminate the living room with a ceiling height of 7 meters. The floors are vinyl, heated by underfloor heating in the bathrooms. The heating system is connected to its own gas boiler. The apartment was designed the way so that it could be divided into two separate apartment units (3+kt with two terraces and 2+kt with one terrace) nebo opět použít two bedroom apartment and one bedroom apartment) according to the needs of the owners.

The architect has prepared separate connections for water, sewerage, electricity and heating in case of creating two independent apartments. A camera system is installed throughout the building to ensure the security of the apartments. Cameras are located in the lobby as well as on each individual floor. The elevator is in the process of installation.

The atmosphere of Malá Strana creates a completely unique environment for an exceptional life. Within walking distance there is Kampa park, Střelecký ostrov, Petřínské sady, numerous gardens such as Seminářská, Vrtbovská and Kinsky. Nearby there is Prague Castle, historic palaces and churches, stylish cafes, restaurants, theaters and clubs.

There is excellent accessibility to the center (tram stop a few meters from the house), metro and all amenities in the immediate vicinity (cafes, shops, elementary school, gymnasium) ensure comfortable urban living for local residents. If necessary, within few minutes from the house there are several options for renting a parking space in garages.