



## Sale of an exceptional apartment 5+kt/3T, Prague 5 - Mala Strana



🏠 172 m<sup>2</sup> 📖 Petřinská, Praha 5 - Malá Strana 💰 34 000 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6567</b>	Price	<b>34 000 000 CZK per property</b>
Address	<b>Petřinská, Praha 5 - Malá Strana</b>	Type	<b>Apartments</b>
Disposition	<b>5 + kitchenette</b>	Usable area	<b>172 m<sup>2</sup></b>
Floor area	<b>219 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Device	<b>Partly</b>	Terrace	<b>47 m<sup>2</sup></b>
Cellar	<b>3 m<sup>2</sup></b>		

## 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. A building permit has been issued for the elevator in the form of a tube in the courtyard, a project has been drawn up and a company has been selected.

The outstanding atmosphere, the genius loci of Malá Strana, creates a completely unique environment for an exceptional life. All this near the most beautiful and at the same time the oldest district of Prague, which has preserved its historical character. Within walking distance there is Kampa park, Střelecký ostrov, Petřínské sady, creating the largest green area in the center of Prague together with the numerous gardens such as Seminářská, Vrtbovská, Lobkovická and Kinsky. Nearby there is Prague Castle, Malá Strana streets, historic palaces and churches, stylish cafes, restaurants, theaters and clubs.

The location of the apartment meets a unique and perfect combination of the advantage of living in the city with the possibility of staying in nature, all in the very heart of ancient Prague. There is excellent accessibility to the center (tram stop a few meters from the house), metro Anděl, Malostranská or Národní and all amenities in the immediate vicinity (cafes, shops, elementary school, gymnasium, French Lyceum) 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.