



## Apartment Three-bedroom (4+kk)

Ask for price

256.16 m<sup>2</sup>, Prague 1, Malá Strana, Újezd





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Total area	321 m <sup>2</sup>
Floor area*	256 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	2 000 000 CZK
Cellar	Yes
PENB	G
Reference number	106000

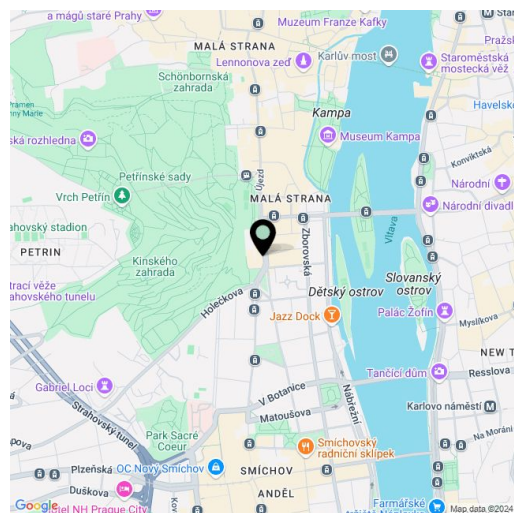
A unique view of Prague Castle and the Petřín Lookout Tower is offered by this beautiful spacious apartment located on the 3rd floor of a Renaissance house in the Lesser Town in the Újezd district, right next to the Petřín Gardens. The air-conditioned apartment has been carefully renovated with an emphasis on first-class materials and is fully furnished with designer furniture from renowned world manufacturers. It comes with 2 parking spaces.

The apartment has a sensitively separated social and private area, both west-facing. The social area consists of an open space for the living room, dining room, kitchen and seating area for guests, from which there is an entrance to the terrace with a view of **Hradčany**. The private part of the apartment includes a bedroom with a **walk-in wardrobe**, a 2nd bedroom with an en-suite bathroom, a 2nd bathroom with a bathtub and a shower, a 3rd bathroom with a sauna, a guest room, a hallway and a hall.

The main living area is distinguished by **arched** door structures and exposed **beams**, the ceiling height reaches up to 3.1 meters. The minimalist interior thus gives an airy, but also very cozy impression thanks to the earthy color palette. The apartment has **wooden casement windows**, which are a faithful replica of the original ones (triple-glazed on the inside), interior doors with **concealed hinges** and floors made of **Betonepox** concrete. The kitchen with a custom-made cooking island is equipped with **Miele** appliances (including a built-in wine cooler) and a **Liebherr** freezer. The bathroom sanitary ware comes from the **GESI** Italian manufacturer. **TOSHIBA** ceiling air conditioning provides cooling, **heated floors** ensure thermal comfort in winter. The gas boiler and water heater are located in the closet behind the guest room. The apartment includes a share on the common land (a gated courtyard) where **up to two cars can be parked**.

A prestigious address in the historic center of the city, but at the same time in a quiet corner away from crowds of tourists and in the immediate vicinity of the **Petřín Natural Monument**, accessible to Prague Castle. In addition to carefully maintained parks, the surrounding area also offers a diverse range of **services** and various cultural and social opportunities. The Nový Smíchov shopping center is 2 stops away, trams here provide perfect transport connections with other parts of Prague.

Floor area 256.16 m<sup>2</sup>, roof terrace approx. 60 m<sup>2</sup>, balcony 5.25 m<sup>2</sup>, cellar.



\* 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.

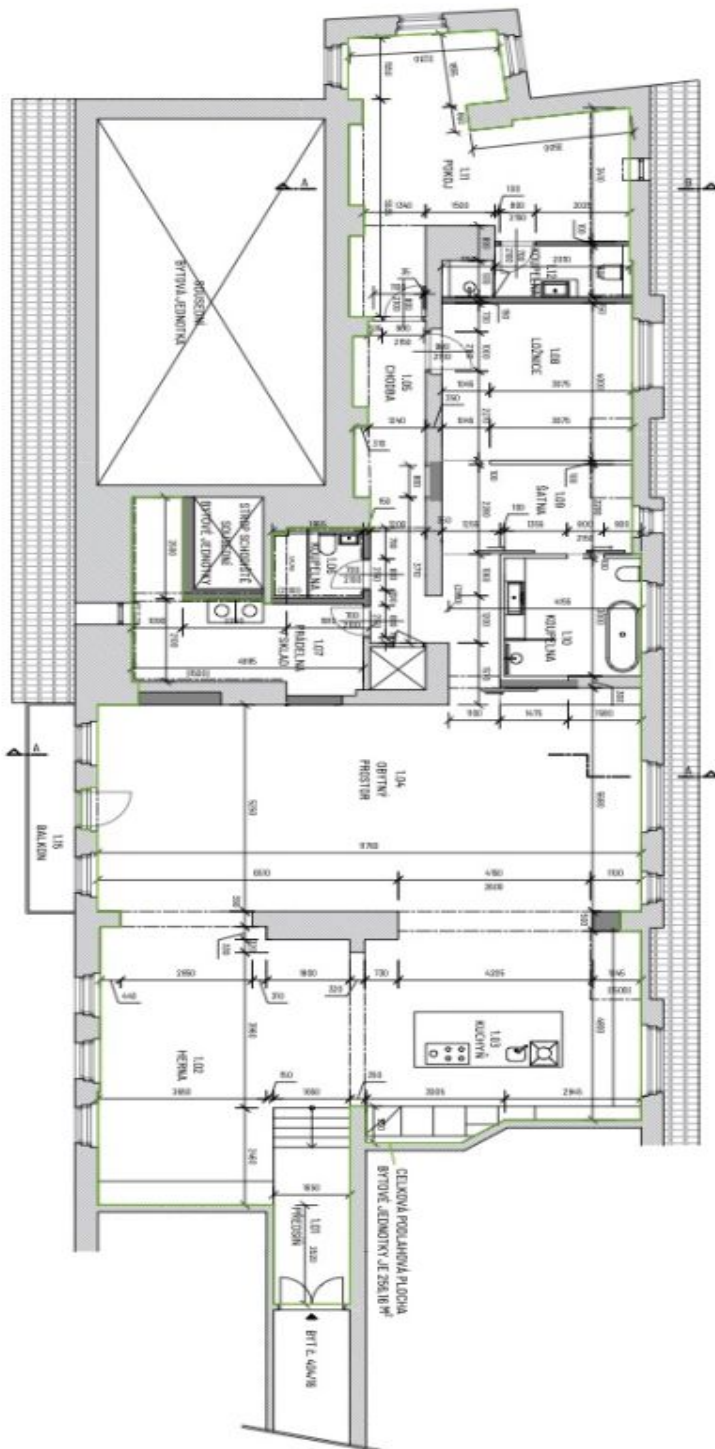




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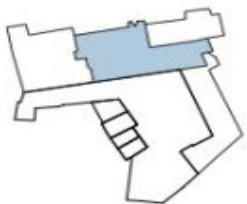


**TABULKA MÍSTNOSTÍ**

Č.Ú.	NÁZEV	ROZSAH	TYP	POVRCHOVÁ ÚPRAVA	POVRCHOVÁ ÚPRAVA	POVRCHOVÁ ÚPRAVA
1.01	PROSTOR	8.81	KORUNOVANÝ SÁDKEM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.02	KUCHYŇNA	8.81	OKRÁŠENÁ PRÁSKAM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.03	KUCHYŇNA	12.03	OKRÁŠENÁ PRÁSKAM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.04	OBITAVÝ PRÍSTŘEK	14.29	OKRÁŠENÁ PRÁSKAM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.05	OBITAVÝ PRÍSTŘEK	12.29	OKRÁŠENÁ PRÁSKAM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.06	LOŽNICE	8.46	KORUNOVANÝ SÁDKEM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.07	LOŽNICE	11.03	KORUNOVANÝ SÁDKEM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.08	LOŽNICE	8.47	OKRÁŠENÁ PRÁSKAM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.09	LOŽNICE	8.47	OKRÁŠENÁ PRÁSKAM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.10	KUPELNA	28.42	OKRÁŠENÁ PRÁSKAM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.11	KUPELNA	4.81	KORUNOVANÝ SÁDKEM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.12	KUPELNA	4.81	KORUNOVANÝ SÁDKEM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.13	KUPELNA	4.81	KORUNOVANÝ SÁDKEM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.14	KUPELNA	4.81	KORUNOVANÝ SÁDKEM	VP-CEN. OKNA	VP-CEN. OKNA	VP-CEN. OKNA
1.15	BALKÓN	5.75	KORUNOVANÝ SÁDKEM			

**LEGENDA MATERIÁLŮ**

- OKRÁŠENÁ PRÁSKAM
- KORUNOVANÝ SÁDKEM
- VP-CEN. OKNA



**POZNÁMKA:** Celková podlahová plocha 256,16 m<sup>2</sup> (vlože jednotky je stanovena podle Měřítku úvahy 1:500/2013 Sb.).  
 Podlahová plocha bytu a jednotky tvoří podlahová plocha včetně nástropní bytu včetně podlahové plochy všech vstavných koupelen (včetně bytu, jako jsou stěny, stropy, stěny, skříně a skříně v obou koupelnách). Podlahová plocha je vymezena vnitřním keramickým obkladem byt včetně plochy povrchových úprav. Zahrnuje se také podlahová plocha zahrady zádvořovými prvky, jako jsou zábrana a stěny ve zdi. bytu, viny a jiné zádvořové prvky ve vnitřní části bytu.