



## 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 parking spaces
Cellar	Yes
PENB	G
Reference number	106000

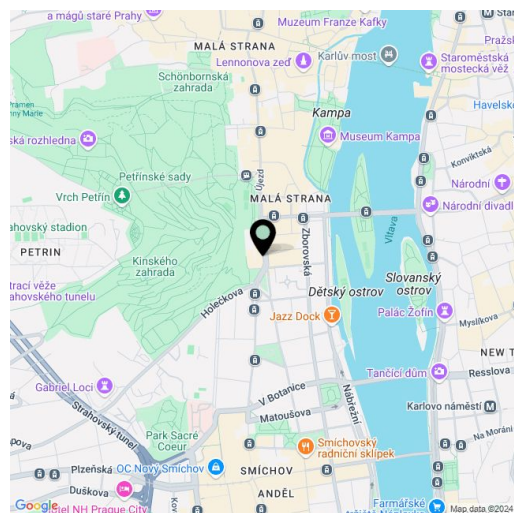
A unique view of Prague Castle and the Petřín Lookout Tower is offered by this beautiful spacious apartment located on the 3rd floor of a Renaissance house in the Lesser Town in the Újezd district, right next to the Petřín Gardens. The air-conditioned apartment has been carefully renovated with an emphasis 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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Podrobné údaje bytu v jednotce viz přílohy této inzerce. Všechny údaje jsou orientační a mohou být v rozporu s realitními informacemi. Pokud je třeba, obraťte se na makléře. Všechny údaje jsou orientační a mohou být v rozporu s realitními informacemi. Pokud je třeba, obraťte se na makléře. Všechny údaje jsou orientační a mohou být v rozporu s realitními informacemi. Pokud je třeba, obraťte se na makléře.

Č. k.	Užitá plocha	Typ bytu	Průměrná cena	Průměrná cena za m <sup>2</sup>
119	119,00	3+kk	11 900 000	100 000
120	120,00	3+kk	12 000 000	100 000
121	121,00	3+kk	12 100 000	100 000
122	122,00	3+kk	12 200 000	100 000
123	123,00	3+kk	12 300 000	100 000
124	124,00	3+kk	12 400 000	100 000
125	125,00	3+kk	12 500 000	100 000
126	126,00	3+kk	12 600 000	100 000
127	127,00	3+kk	12 700 000	100 000
128	128,00	3+kk	12 800 000	100 000
129	129,00	3+kk	12 900 000	100 000
130	130,00	3+kk	13 000 000	100 000
131	131,00	3+kk	13 100 000	100 000
132	132,00	3+kk	13 200 000	100 000
133	133,00	3+kk	13 300 000	100 000
134	134,00	3+kk	13 400 000	100 000
135	135,00	3+kk	13 500 000	100 000
136	136,00	3+kk	13 600 000	100 000
137	137,00	3+kk	13 700 000	100 000
138	138,00	3+kk	13 800 000	100 000
139	139,00	3+kk	13 900 000	100 000
140	140,00	3+kk	14 000 000	100 000
141	141,00	3+kk	14 100 000	100 000
142	142,00	3+kk	14 200 000	100 000
143	143,00	3+kk	14 300 000	100 000
144	144,00	3+kk	14 400 000	100 000
145	145,00	3+kk	14 500 000	100 000
146	146,00	3+kk	14 600 000	100 000
147	147,00	3+kk	14 700 000	100 000
148	148,00	3+kk	14 800 000	100 000
149	149,00	3+kk	14 900 000	100 000
150	150,00	3+kk	15 000 000	100 000

