



Apartment Four-bedroom (5+kk)

€ 3 526 347 | CZK 88 000 000

277 m², Prague 1, Malá Strana, Všešrdova





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Total area	279 m ²
Floor area*	277 m ²
Balcony	2 m ²
Parking	3 000 000 CZK
Garage	Yes
Cellar	4 m ²
PENB	F
Reference number	107866

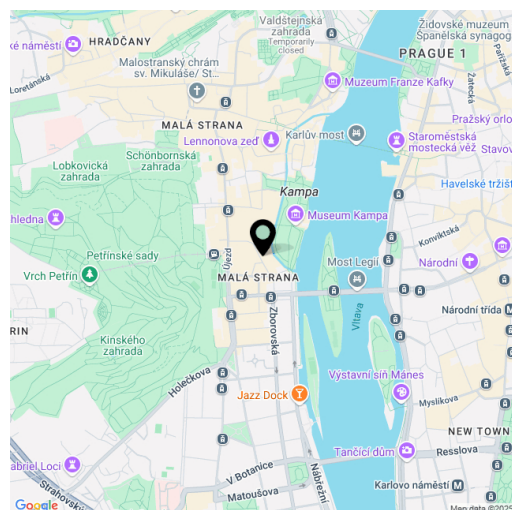
A prestigious apartment with generous space and breathtaking views of Prague's landmarks occupies the entire 3rd floor of a corner residential building with a reception and underground garage. This elegant, fully renovated building is situated in an attractive area in Malá Strana, just a few steps from Kampa, Čertovka, and Petřín Gardens.

The layout of this exceptional apartment consists of nearly **one hundred square meters of living space**, an open kitchen, a spacious hall with a **balcony** and its own separate entrance from the building corridor, as well as an office and three bedrooms with walk-in closets and en-suite bathrooms. One of the bathrooms provides access to **another balcony**. The layout is complemented by two technical rooms, a space for a washer/dryer, and a cleaning room. If needed, the hall can be converted into another room.

The interior has undergone a sensitive, complete renovation, with doors replicating the originals, **oak parquet floors** in a classic pattern, and bathrooms featuring **Villeroy & Boch** sanitary ware and large-format **natural stone tiles**. A striking feature is the **Venetian stucco** and **backlit niche** suitable for displaying art. Comfort is enhanced by **air conditioning**, central gas heating, **built-in speakers**, a **smart home system**, and a security camera system. The kitchen is fully equipped with **Miele** appliances, and the office includes a **chilled wine cellar**. Both the building and the apartment have undergone costly renovations, and the building offers a **spacious elevator**, **reception**, and an **underground garage with two parking spaces** reserved for the apartment. The apartment also includes a **cellar**.

This beautiful location, **rich in character**, is away from the hustle and bustle of the main streets, near **the Church of St. John the Baptist Na Prádle** and the entrance to Kampa Park or **Petřín Gardens**. Nearby, there are cafes and restaurants, **Museum Kampa**, as well as schools ranging from preschools to high schools. The city center is easily accessible on foot across the Legion Bridge or Charles Bridge, and a tram stop is also nearby.

Floor area 277.14 m², balconies 2.2 m², cellar 4.18 m².



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

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1	Vstupní hala	32,10 m ²
2	Technická místnost	4,00 m ²
3	Obýtná kuchyň	94,00 m ²
4	Salon - pracovna	22,80 m ²
5	Ložnice	28,20 m ²
6	Chodba	17,70 m ²
7	WC s předstírkou	2,81 m ²
8	Koupelna	9,65 m ²
9	Šatna	6,26 m ²
10	Ložnice	15,44 m ²
11	Koupelna	3,86 m ²
12	Předstíň	5,13 m ²
13	Ložnice	18,77 m ²
14	Předstíň	3,20 m ²
15	Koupelna	11,32 m ²
16	Pradelna - úklid	1,90 m ²
17	Balkon	1,10 m ²
18	Balkon	1,10 m ²
Celková plocha		279,34 m²

