



## Apartment Two-bedroom (3+1)

Sold

90 m<sup>2</sup>, Praha 1, Malá Strana, Nebovidská





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Total area	90 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	35184

**This expensively renovated apartment with a designer interior and views of Petřín Hill is located on the 2nd floor of a building with courtyard balconies whose history dates back to the 16th century. This unique location with a period atmosphere is situated in a quiet part of the Lesser Town between the Seminar Garden and the romantic Čertovka Stream.**

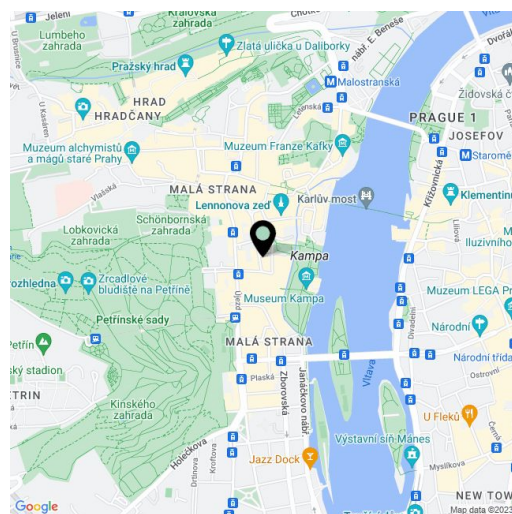
The bright and airy interior is divided into a **corner living room**, a master bedroom with a walk-in closet, 1 bedroom facing the courtyard, a kitchen with a dining area, a bathroom, and an entrance hall with storage space.

The apartment has recently been **completely reconstructed**. The **above-standard facilities** include a designer bathroom with underfloor heating, Italian tiles, cement screed, and **Grohe gold faucets of the highest class, oak three-layer floors**, new replicas of original interior doors, new casement windows with wooden window sills, sound insulation in the bedroom and kitchen, a German kitchen with **Miele** appliances, a **Liebherr** refrigerator, a Grohe faucet, and a worktop made of **crushed Technistone stone** (the kitchen has a 20-year warranty). Security is ensured by a fire entrance door and a security system. Heating is by a quiet electric boiler (thanks to the gas connection it is possible to replace it with a gas boiler). The unit comes with a **brick closet** with a window and storage in the cellar.

The building with high historical and architectural value, in which the painter **Josef Vojtěch Hellich** lived, stands on a quiet street in Lesser Town near several embassies, in a charming location nicknamed **Prague Venice**. The common areas of the building were renovated in 2019. The building has no elevator. The most impressive places in old Prague - **Čertovka Stream, Kampa Island, Charles Bridge**, or the beautiful aristocratic gardens below **Prague Castle** are in the immediate vicinity. Not far from the building is a tram stop and the cable car station on Petřín Hill. The surrounding area offers a wide range of restaurants, cafes, and shops, but also schools of all levels, galleries, theaters, and offices.

Floor area 88 m<sup>2</sup>, closet on the first floor 1.6 m<sup>2</sup>, cellar.

In addition to regular property viewings, we also offer real-time **video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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



