



## Apartment One-bedroom (2+kk)

€ 1 299 740 | CZK 32 500 000

94 m², Prague 1, Malá Strana, Valdštejnské náměstí





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Total area	94 m²
Parking	-
Cellar	-
PENB	G
Reference number	43486

This corner apartment with direct views of Prague Castle and Wallenstein Palace, the seat of the Senate, is part of the exclusive VII House project, a house that is currently being refurbished in a place with an incredibly strong *genius loci*, on the southern corner of Valdštejnské Square. The building's long and rich history, modern Czech design, and facilities from premium brands create a combination that ensures completely unique living.


The layout of the 3rd floor apartment consists of a more than **40-meter living room** with a preparation for an open plan kitchen, a bedroom with an en-suite bathroom, a **dressing room**, a separate toilet, and an **elegant entrance hall**. The windows provide **first-class views**, and the stylish entrance to the apartment is stylishly from the **courtyard terrace**.

The interior design was created by the **Formafatal studio** of architect **Dagmar Štěpánová**. In the entrance hall is an impressive wall made of **handmade ice glass** and a **stone portal** made of **Božanov sandstone**. The **high standard facilities** also include oak floors in a fashionable chevron pattern, **Agorà designer radiators** from the Italian brand TUBES, a fully equipped bathroom with underfloor heating, a **Villeroy & Boch** sink, a **Hüppe** shower tray, a **Tece** toilet and **Bongio** faucets, an **Invisidoor** door with concealed hinges with **DND Handles**, or new wooden windows. Heating is by the building's central boiler system with gas condensing boilers. Residents of the building will appreciate the elegant common areas with a **Classicist staircase**, complete with designer lighting and an **elevator** for convenience.

\* 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.

The neighborhood in which VII House stands is **exceptional** due to the presence of Prague's most famous monuments in the immediate proximity. The location offers living in the middle of **Malá Strana**, yet away from the main tourist routes. It's just a few minutes' walk from the tram and metro station, close to the beautifully landscaped **palace gardens**, **Petřín Gardens**, and **Kampa Park** with the romantic Čertovka Stream. Famous restaurants and stylish cafes can be found in the immediate vicinity, and **Museum Kampa** or the recently opened **Kunsthalle** gallery are within easy reach.

Floor area 94.2 m².

The photos with furniture were taken in the project  showflat.

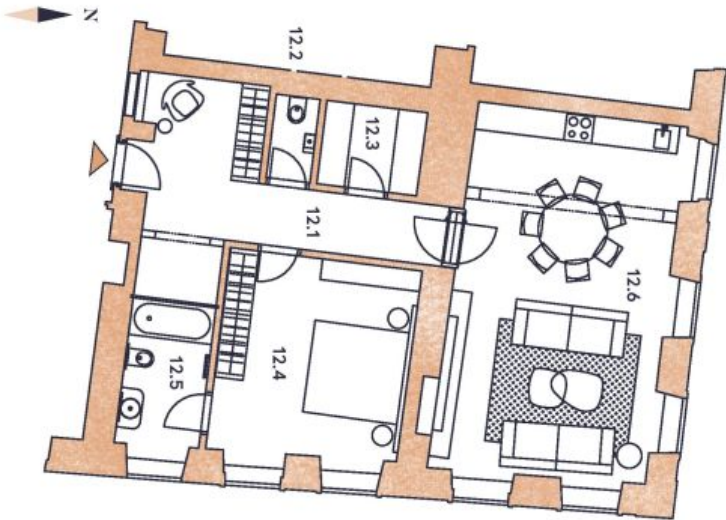




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UMÍSTĚNÍ V RÁMCI PODLAŽÍ

UMÍSTĚNÍ V RÁMCI PATRA

12.1	VSTUPNÍ HALA	18,7 m²
12.2	WC	1,9 m²
12.3	ŠATNA	4,4 m²
12.4	LOŽNICE	20,4 m²
12.5	KOUPELNA	6,7 m²
12.6	OBÝVACÍ POKOJ + KK	42,1 m²
PODLAHOVÁ PLOCHA BYTU		94,2 m²

Podlahová plocha je vypočtena podle nařízení vlády č. 366/2013 Sb. jako půdorysná plocha ohraničená vnitřními stranami obvodových zdí bytu včetně půdorysné plochy všech svíslých nosných i nenosných konstrukcí uvnitř bytu. Nezahrnuje balkony, lodžie, terasy, předzahrádky a jiné zpevněné plochy.

Upozornění: obrázek půdorysu představuje dispozici řešení bytu. Zobrazený nábytek a kuchyňská linka nejsou součástí dodávky. Umístění zařízení bytu je uváděno pouze orientačně, přesná specifikace rozvodů a jejich možného napojení bude určena v prováděcí projektové dokumentaci.

