



Apartment One-bedroom (2+kk)

€ 663 376 | CZK 16 800 000

82 m², Praha 1, Malá Strana, Hellichova





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Total area	88 m²
Floor area*	82 m²
Balcony	7 m²
Parking	Possibility to rent a parking space
Cellar	Yes
PENB	G
Reference number	102644

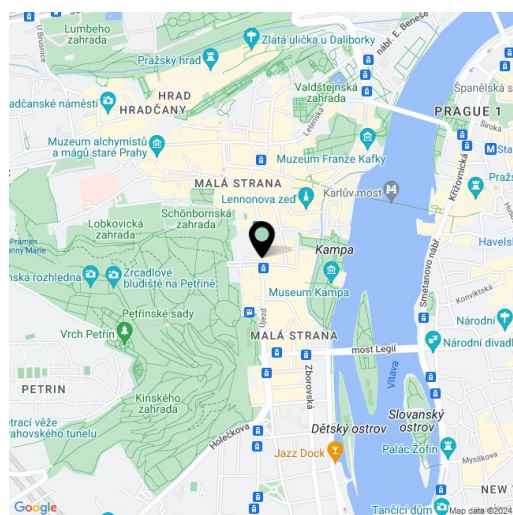
This interestingly designed apartment, on the 3rd floor of a modern apartment building with an elevator, is located in a lucrative part of Malá Strana. The quiet Hellichova Street is situated in the heart of the charming streets of Lesser Town, on the very edge of the popular Petřín Garden and near the unique corners of the Kinského Gardens.

The beautiful west-facing apartment overlooking a **quiet courtyard** consists of an open space living room with a kitchen and dining area with access to the **balcony**, as well as a bedroom, a bathroom, and a separate toilet. A parking space can be rented in the **basement** of the building, and the apartment comes with a cellar opposite the entrance to the garage.

The pleasant interior of the apartment is very cozy thanks to the **wooden floating floors** and **wooden windows**. The apartment is equipped with a kitchen and a large wardrobe by the entrance door. The heating is controlled centrally.

This perfect location in the historic part of the capital near **Prague Castle** ensures typical urban living, but at the same time in the immediate vicinity of large green areas, which are an ideal refuge from the touristy parts of the city. The **Hellichova** tram stop is located 200 meters from the apartment, and a full range of civic amenities are available nearby.

Floor area 81.58 m², balcony 6.5 m², cellar 2.25 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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