



## Apartment Two-bedroom (3+1)

Sold

91 m<sup>2</sup>, Prague 5, Malá Strana, Mělnická





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Total area	91 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	7 228 CZK monthly
PENB	D
Reference number	102885

This classic apartment with high ceilings, large rooms, casement windows, and parquet floors is located on the 1st floor of a renovated apartment building with an elevator in an attractive place in the city center, in Malá Strana between the Janáček embankment and Petřín Park, near the Charles Bridge.

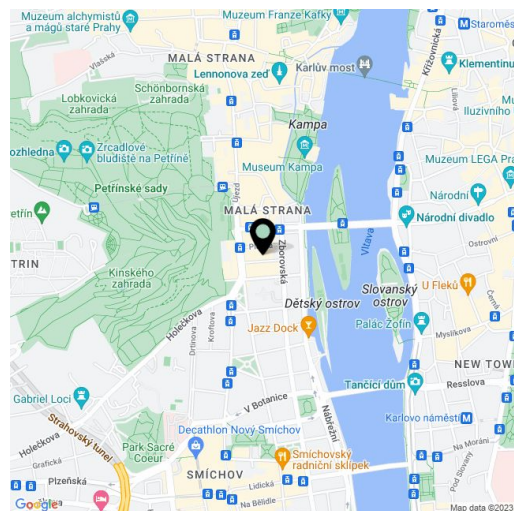
The apartment consists of a living room, a separate kitchen, an entrance hall, and 2 bedrooms with their own bathrooms (one with a bathtub, one with a shower, both with a toilet). The windows of the living room and kitchen face a side one-way street, while the bedroom faces a **green courtyard**.

**Original architectural and craftsmanship elements** have been preserved in the building and apartment. Facilities include a fully equipped kitchen including a **bar counter** and a dishwasher. Heating is provided by a central gas boiler, and residents have access to **an elevator and a common cellar**.

There are restaurants, cafes, bistros, and shops in the immediate vicinity, and a **high school and sports hall** are nearby. **Petřín Park, Kinský Garden, Kampa Island** with the romantic **Čertovka Canal**, the Strělecký or Dětský islands offer the possibility of pleasant relaxation in the greenery. Excellent transport accessibility is provided by numerous tram lines, and the Národní třída, Anděl and Malostranská metro stations are only a few minutes away by tram.

Floor area 90.5 m<sup>2</sup>.

\* 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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Mělnická

Byt 3+1

2. NP

1	Chodba	8,4 m <sup>2</sup>
2	Ložnice	15,0 m <sup>2</sup>
3	Koupelna + WC	2,9 m <sup>2</sup>
4	Ložnice	12,4 m <sup>2</sup>
5	Koupelna + WC	3,7 m <sup>2</sup>
5	Pokoj	24,3 m <sup>2</sup>
5	Kuchyň	23,8 m <sup>2</sup>
<b>Podlahová plocha bytu</b>		<b>90,5 m<sup>2</sup></b>

