



## Apartment Three-bedroom (4+1)

Sold

125 m<sup>2</sup>, Prague 1, Malá Strana, Tomášská





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Total area	125 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 000 CZK monthly
PENB	G
Reference number	103253

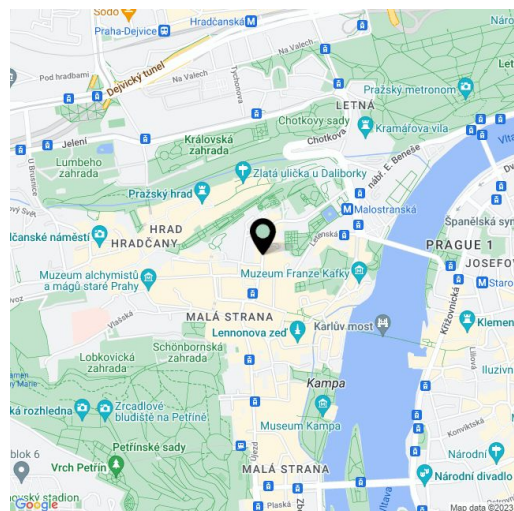
This more than one-hundred-meter apartment is located on the 2nd floor of a palatial townhouse with a Renaissance core and later Baroque and Classicist modifications, located on Malá Strana in the immediate vicinity of Valdštejnská Garden and the seat of the Senate and the Chamber of Deputies.

The area of the apartment consists of a living room, a kitchen, 3 bedrooms, a foyer, 2 hallways, a bathroom, and a separate toilet. It comes with a storeroom outside the apartment.

Windows are **wooden casement** and renovated, floors are **parquet** or with full-surface carpets. Heating is provided by a gas boiler. The listed building with a **strong genius loci** has **magnificent vaults**, a spiral staircase, a nicely landscaped **quiet courtyard**, and was renovated about 15 years ago. There is no elevator.

Located very close to the Parliament and the Ministry of Finance, there are restaurants, cafes, and clubs nearby, including the **Malostranská Beseda**, but also schools, such as a kindergarten, the Malostranské High School, and the private **Park Lane International School**. A tram stop is close-by, and a metro station is within walking distance. The neighborhood is very pleasant thanks to several beautiful **aristocratic gardens** and the historic **Vojanovy Garden**.

Floor area according to measurement 124.85 m<sup>2</sup>, and according to the owner's statement 115.5 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

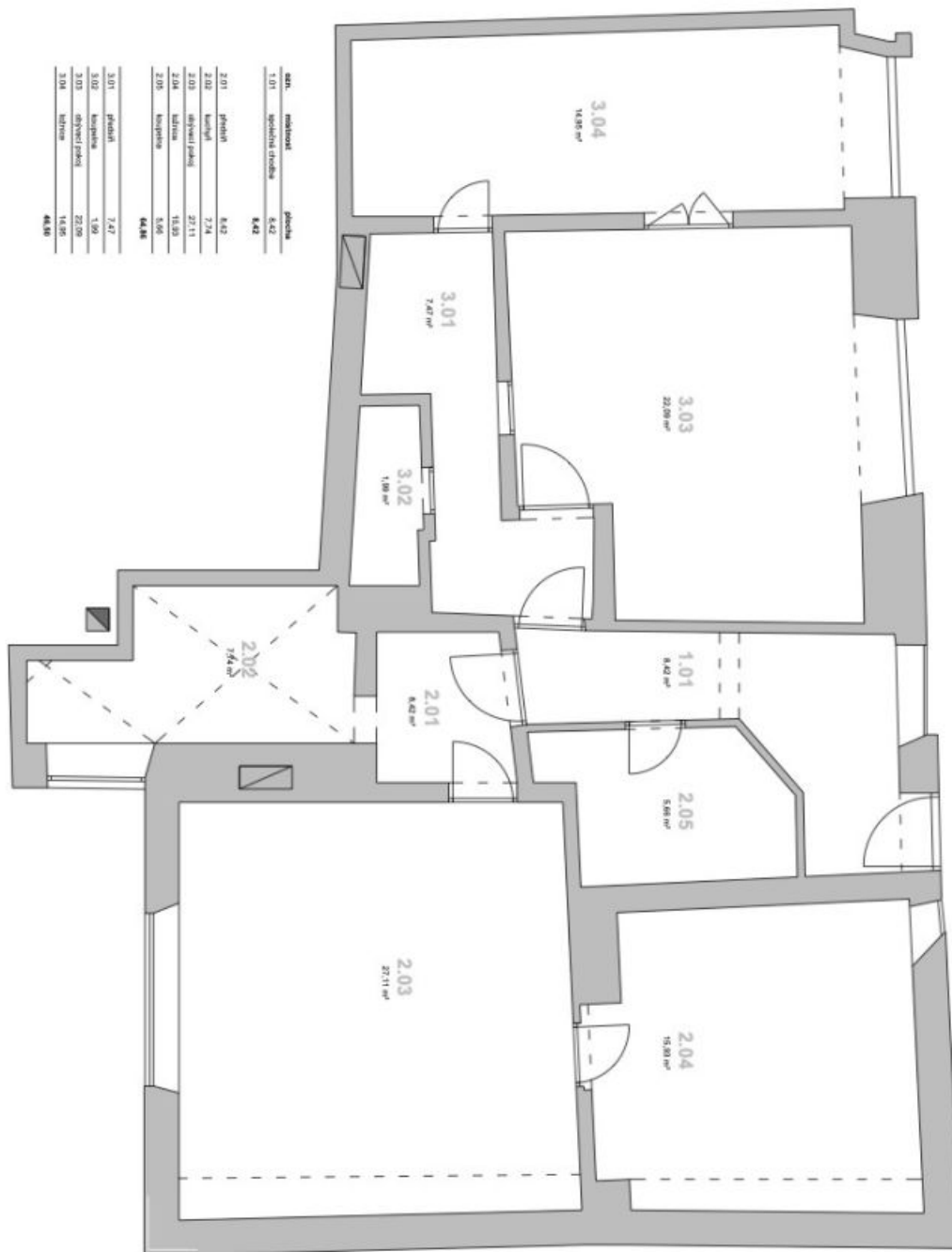
The area consists of the sum total of the internal area of every room.



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no.	název	plocha
1.01	společná koupelna	8.42
2.01	průchod	8.42
2.02	korýdvo	7.24
2.03	obývací pokoj	27.11
2.04	ložnice	15.80
2.05	kuchyně	5.86
3.01	průchod	7.47
3.02	kuchyně	1.08
3.03	obývací pokoj	22.09
3.04	ložnice	14.86