



Apartment Two-bedroom (3+1)

€ 648 885 | CZK 16 300 000

94 m², Prague 5, Malá Strana, Mělnická





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Total area	98 m ²
Floor area*	94 m ²
Balcony	3 m ²
Parking	-
Cellar	Yes
Service price	6 700 CZK monthly
PENB	G
Reference number	106614

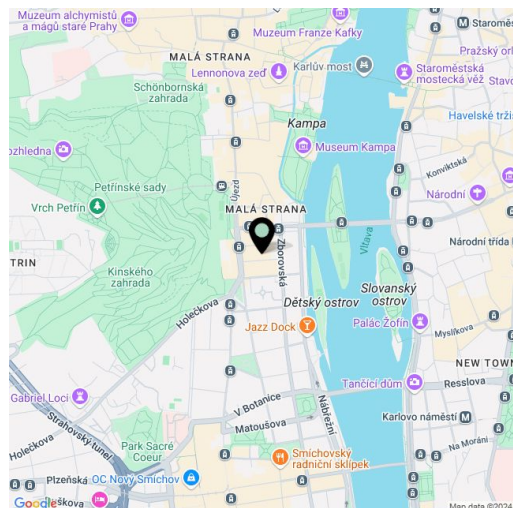
This elegant, fully furnished apartment with 2 bedrooms and a balcony, situated on the elevated ground floor of a historic residential building, located in the heart of Malá Strana in the Újezd area, within walking distance of Petřín, Kampa, the National Theater, and Charles Bridge.

This smartly designed layout includes a living room with a kitchen and dining area that can be separated by large double doors, 2 bedrooms (one with an en-suite bathroom), a second bathroom, a **south-facing balcony overlooking the courtyard**, and a spacious entrance hall.

The apartment was fully renovated in 2021 and is being sold fully furnished. It retains its historic charm thanks to **preserved original features**, including high ceilings, **wooden parquet floors**, and **casement windows**. The stylish interior is complemented by carefully selected wallpaper, **period furniture pieces**, and decorative light fixtures. Heating is provided by a gas boiler.

This prime location with a unique atmosphere near historic landmarks and the Vltava riverbank offers excellent amenities, with numerous restaurants, bistros, cafés, shops, schools, and medical practices, as well as easy access to public transport. For relaxation, you can enjoy the beautiful **Kinský Garden**, which seamlessly transitions into Petřín Park, or the popular **Střelecký Island** park, where many cultural and social events take place throughout the year.

Floor area 94.41 m², balcony 3.24 m², cellar 3.6 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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