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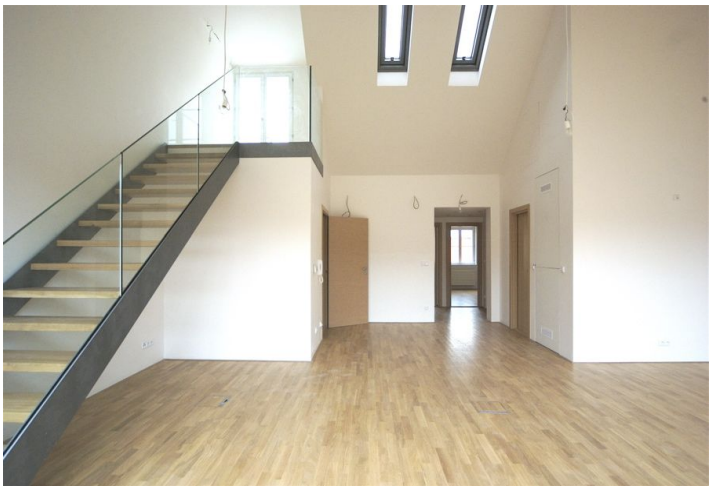
Apartment Two-bedroom (3+kk)

€ 643 786 | CZK 16 188 000

118.76 m², Prague 5, Malá Strana, Melnicka



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118.76 m², Prague 5, Malá Strana, Melnicka

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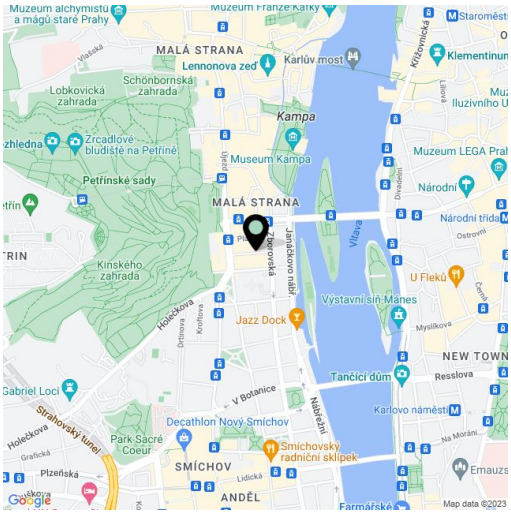
Total area	169 m²
Floor area*	119 m²
Balcony	50 m²
Parking	-
Cellar	-
PENB	G
Reference number	13160



* 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.

New residential project, right at the southern border of Mala Strana, offers 12 completely refurbished apartments and 2 non-residential units – ateliers, in a renovated Art Nouveau building retrofitted with a lift. A two minute walk from Petrin hill and park, Kampa Island, and the river, and a 6 minute walk to the Novy Smichov shopping and entertainment center. This attic apartment with a unique roof terrace is on the 5th floor. It has a spacious entry hall, airy open dining, kitchen and lounge area, 2 bedrooms (one en suit with bathroom and balcony), 2nd bathroom, additional toilet and laundry. Solid oak parquet floors, new large atelier windows towards the street and Euro-profile timber windows with thermal insulation glazed units facing the courtyard, independent gas heating, and bathrooms fitted with Laufen fixtures. Telephone, satellite points in all main rooms, private cellar, recessed lighting in all bathrooms and WC's. Apartment 119 m², balcony 3,24 m², roof terrace 47 m². Completion in Spring 2008. Subject to 9% VAT. Right apartment on the attached floor

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