



## Apartment Three-bedroom (4+kk)

Ask for price

186 m<sup>2</sup>, Prague 1, Malá Strana, Lázeňská





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Total area	186 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	13821

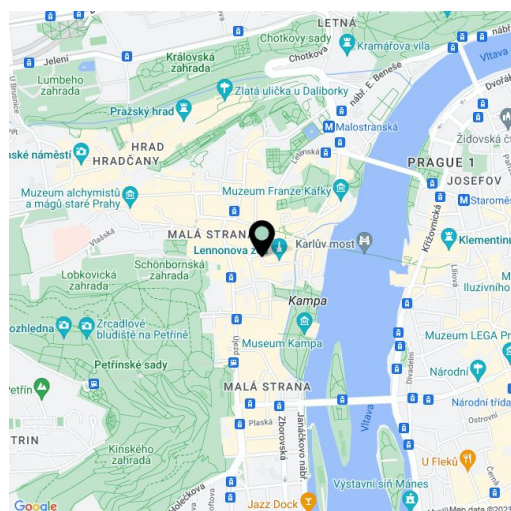
This handsome and spacious duplex apartment with views of Petřín Hill and the Church of Our Lady Beneath the Chain is housed in a fully renovated Baroque palace, located close to Charles Bridge, Kampa, and the Prague Castle complex.

The apartment oriented onto a quiet courtyard offers on the entrance level a living room connected to a kitchen and dining room, 1 bedroom, a bathroom (with **bathtub**, shower and toilet), a walk-in closet, and a guest toilet. On the **air-conditioned upper floor**, there is a gallery suitable for a study or a bedroom, a bedroom with a private bathroom and storage space, and a separate toilet.

The interior includes **exposed wooden beams** and **parquet flooring in the whole apartment** (except bathrooms). There are casement windows. The apartment has undergone partial reconstruction completed in May 2018; there are new bathrooms and a modern kitchen with built-in appliances. A videophone, alarm, and security door provide safety. The apartment can also be purchased with all the **designer equipment** shown in the photos.

The history of the palace dates back to the 14th century. The building survived 2 major fires in the years 1420 and 1503, and was reconstructed several times in the following centuries. There was a renowned inn, visited by **Ludwig van Beethoven**, **W.A. Mozart**, **Mikoláš Aleš**, and **Albert Einstein**. The house is located on a romantic square in an impressive Malá Strana neighborhood, just a minutes' walk from the tram stop or 5 minutes to the metro station. All amenities are within easy walking or driving distance. There is landscaped greenery in the surroundings: **Vojanovy sady orchards**, several breathtaking royal gardens, and the large **Petřín orchards**.

Interior 186 m<sup>2</sup>.



\* 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.