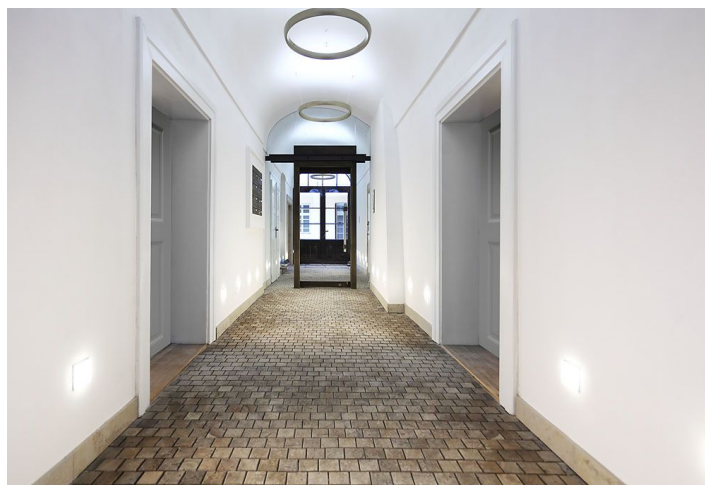
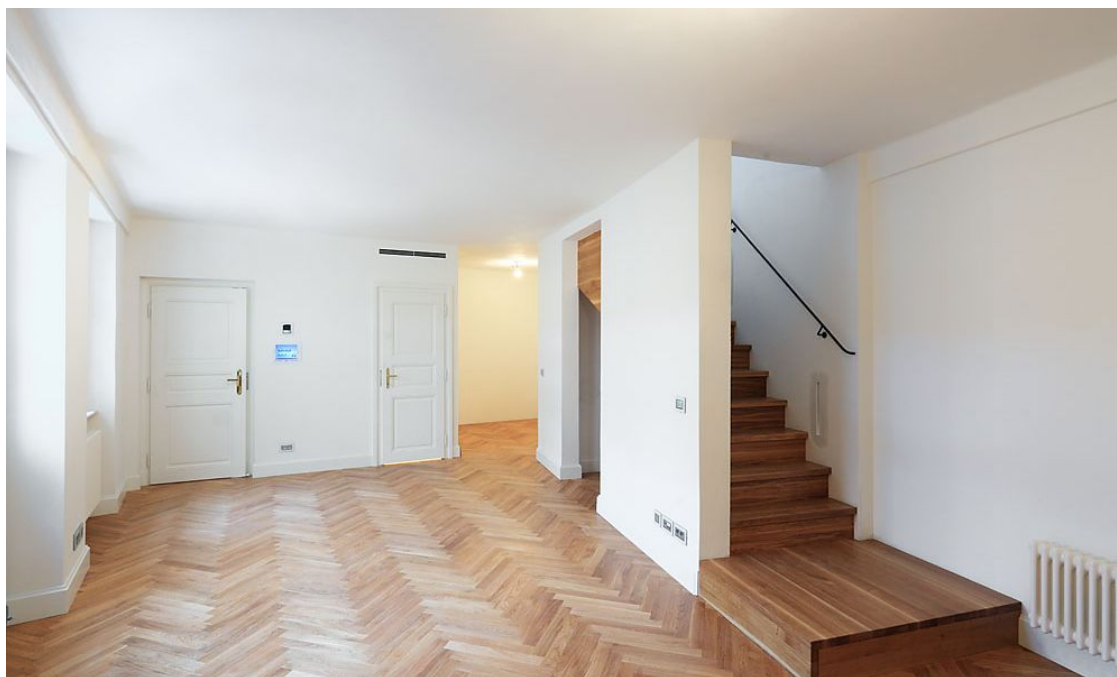




## Apartment Two-bedroom (3+kk)

Ask for price

87 m<sup>2</sup>, Praha 1, Malá Strana, Míšeňská





## Apartment Two-bedroom (3+kk)

Ask for price

87 m<sup>2</sup>, Praha 1, Malá Strana, Míšeňská

Total area	98 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	15413

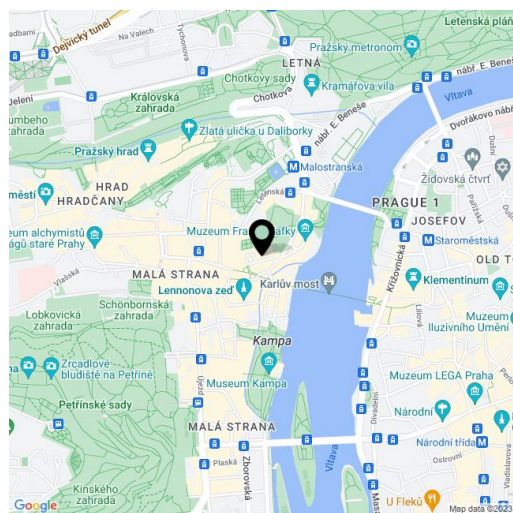
**Two-bedroom split-level apartment with balcony, terrace and spacious open-plan living room with kitchen and dining room.** The apartment consists of 2 bedrooms, 1 bathroom, guests toilet, storage room and built-in wardrobes. The apartment is finished to a high standard up to the smallest detail and includes built-in features and a wine cellar (20.8 m<sup>2</sup>).

The apartment is designed to a high standard: wooden windows, solid oak flooring, natural stone, floor heating in all bathrooms and all bedrooms, security door access system chip, a combination of timeless marble Gialo Atlantis with Venetian stucco and exclusive sanitary ware brand Antonio Lupi , Catano and Duravit. Modern materials work perfectly alongside the original sandstone door frames and painted ceilings.

Modern residence consisting of two adjacent apartment buildings of baroque 1708. The project offers 5 exceptional accommodation units that have been completely refurbished to a high standard while maintaining the original features, including stone door frames, historic staircases , restored painted ceilings in the attic or the original vaulted cellars.

The residence is situated in the most beautiful part of Prague in Malá Strana, steps away from Charles Bridge and Malostranské náměstí Square, Kampa, Klárov or Wallenstein Gardens, just minutes from tram and metro. The area stands out the picturesque Malá Strana streets full of cafes and restaurants and also close to the park and Vltava river.

Interior 86.7 m<sup>2</sup>, balcony 6 m<sup>2</sup>, terrace 5.2 m<sup>2</sup> floor: 3rd and 4th floor.



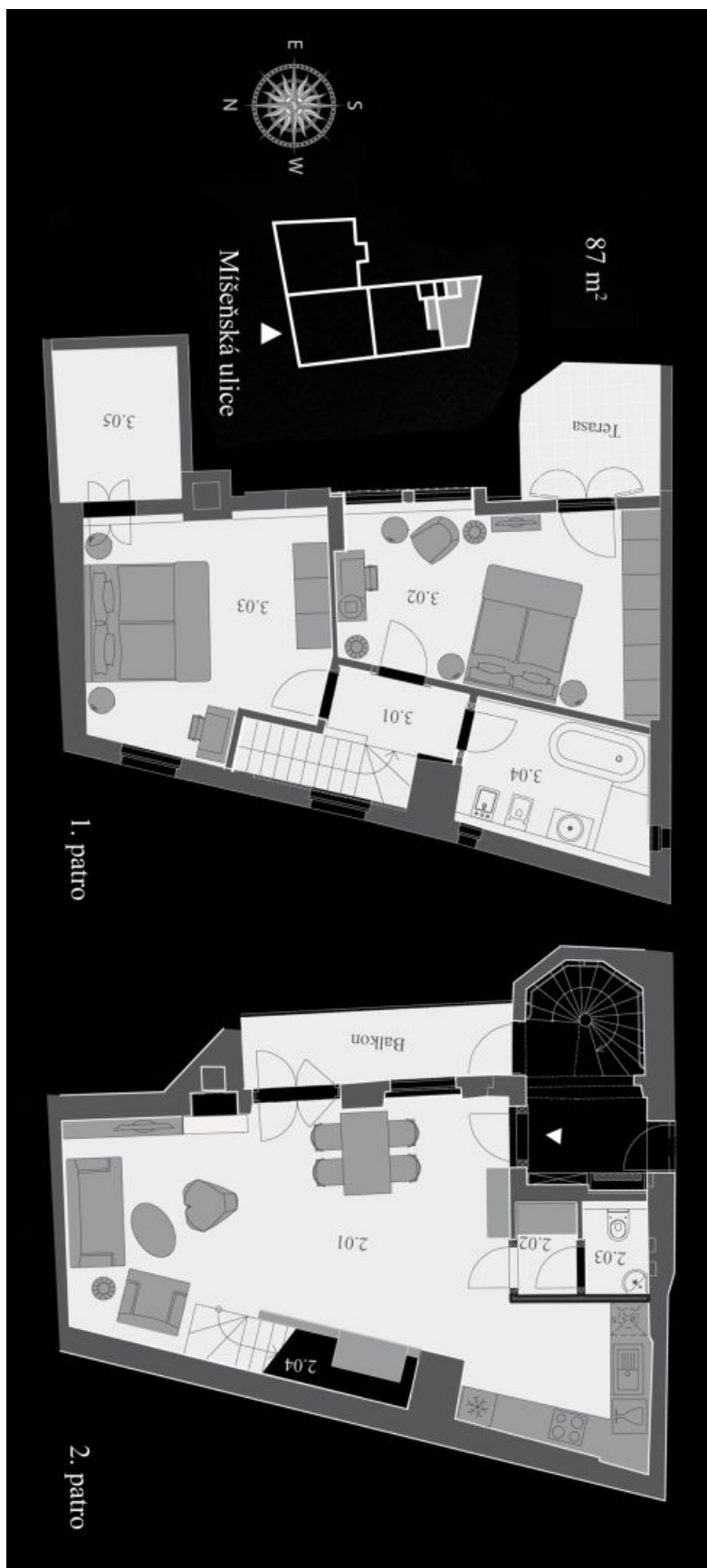
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Two-bedroom (3+kk)

87 m<sup>2</sup>, Praha 1, Malá Strana, Míšeňská

Ask for price







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Ask for price

87 m<sup>2</sup>, Praha 1, Malá Strana, Míšeňská

TABULKA VÝMĚR		
Číslo místnosti	Účel	m <sup>2</sup>
2.01	Obývací pokoj s kuchyňským koutem	36.90
2.02	Předstíň	1.80
2.03	WC	1.70
2.04	Schodiště	3.20
3.01	Předstíň	2.90
3.02	Ložnice	17.40
3.03	Ložnice	16.10
3.04	Koupelna	6.70
CELKEM		86.70
3.05	Úložný prostor	4.40
	Balkon v 1. patře	6.00
	Terasa ve 2. patře	5.20
C2	Sklep	20.80