



## Apartment One-bedroom (2+1)

**Sold**

60 m², Prague 1, Malá Strana, Malostranské nábřeží





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Total area	60 m²
Parking	-
Cellar	Yes
Service price	7 000 CZK monthly
PENB	G
Reference number	20962

**One-bedroom flat with stunning views of the river on the 4th floor of an elegant, completely reconstructed apartment building with an elevator, 24-hour reception and a shared garden in the courtyard. The building is situated in a prime location next to Kampa and just steps from Petřín Hill.**

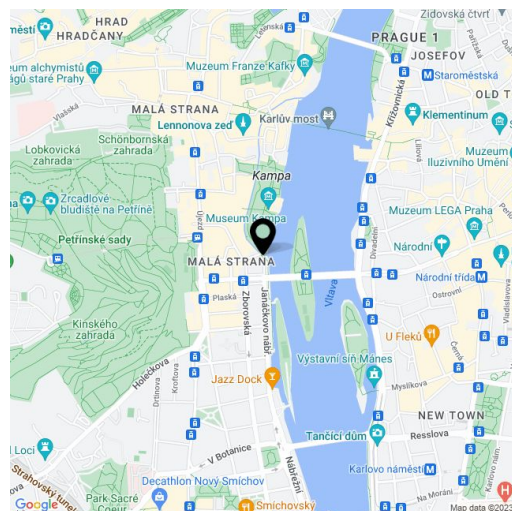
The interior consists of a living room, bedroom, separate kitchen and a bathroom. There is also a valid building permit for the renovation of the flat and change of the layout. The apartment has a **wonderful view of the Vltava River, Charles Bridge and the opposite Smetanovo nábřeží embankment, including the National Theater and lush greenery on Střelecký ostrov island.**

Equipped with **refurbished parquet floors**, ceramic tiles in the bathroom, **renewed casement windows**, refurbished original interior and entrance doors, underfloor heating, **preparation for a fireplace** in the living room. Preserved original features, high ceilings. The purchase price includes a **3 m² cellar**; residents can also use a space for bicycles in the common basement area.

The building underwent a complete renovation about 5 years ago, during which a **courtyard garden with seating, lounge chairs and a shower** was created. The flat is in cooperative ownership.

Exclusive address in one of the most sought after and picturesque locations in Prague, just steps from several parks, numerous theaters and galleries, and within walking distance of all amenities.

Interior 60 m², cellar 3 m².



\* 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.



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