



## Apartment Three-bedroom (4+1)

Ask for price

149 m<sup>2</sup>, Praha 1, Hradčany, Keplerova





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Total area	158 m <sup>2</sup>
Floor area*	149 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	D
Reference number	21271

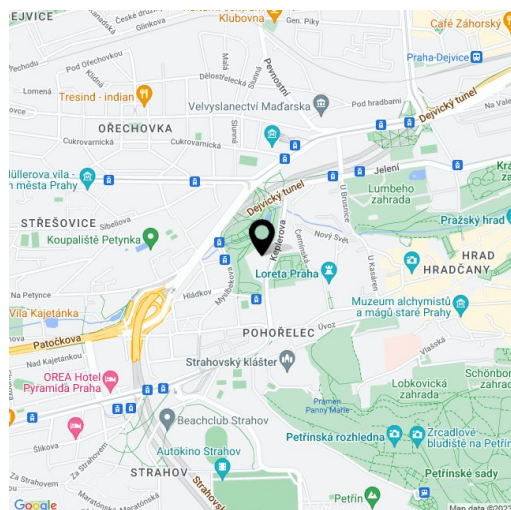
**Sunny flat after reconstruction with balcony, occupying the entire 2nd floor in a sensitively renovated apartment building with parking. The building is situated in an attractive location of Prague 1 - Hradčany, near the Prague Castle, lovely area of Pohořelec, and numerous gardens and parks.**

The layout consists of a spacious west-facing living room with kitchen and four large windows, 3 bedrooms (one of them with a balcony), 2 bathrooms (one with bathtub, shower, sink and toilet, one with shower, sink and toilet), separate toilet, closet, laundry room and hallway.

High-quality equipment features **oak parquet floors**, ceramic mosaic wall tiles and large format floor tiles, new replicas of double-glazed casement windows, **interior doors with internal hinges**, security and fire replica entrance door, alarm. The purchase price includes **1 parking space in the underground garage** and a **storage space** on the ground floor.

Nice location across the street from gymnázium J. Keplera grammar school, primary and nursery schools, and within immediate vicinity of the Max van der Stoel Park, Černínské zahrady gardens and Velká strahovská zahrada garden, connected to the beautiful large park on Petřín Hill. A tram stop with a direct link to the Malostranská metro station is just a few steps from the house.

Interior 149.39 m<sup>2</sup>, balcony 8.53 m<sup>2</sup>, storage space.



\* 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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