



## Apartment Three-bedroom (4+1)

Ask for price

199 m<sup>2</sup>, Prague 5, Malá Strana, Janáčkovo nábřeží







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Total area	215 m <sup>2</sup>
Floor area*	199 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Parking	4 500 000
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26946

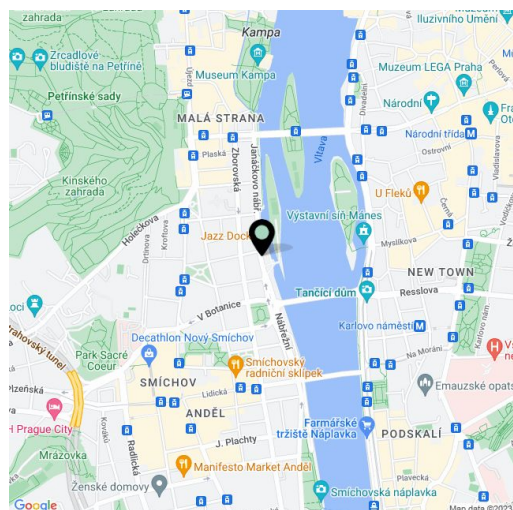
This spacious luxury apartment with two balconies and two parking spaces is located in an apartment building designed by Josef Schulz, a famous 19th century architect. The building gained a modern look from the MCA atelier studio, which managed to keep the building's original elegance intact.

A large entrance hall is at the center of the apartment, from which access to all other rooms is possible. The kitchen with a dining area, the living room with a balcony, and the guest bedroom have windows overlooking the street with trees and the river. The master bedroom and the children's room on the opposite side of the apartment are oriented toward a quiet courtyard with a garden. The apartment also has three bathrooms and a walk-in closet.

The living room features a functional ceramic stove. The kitchen is fully equipped with Miele appliances. Other features include ash hardwood floors, American walnut doors, chateau-style bathrooms equipped with Italian Devon&Devon sanitary ware and British Czech & Speake accessories. The apartment has a cellar and two garage parking spaces. There is a reception area in the entrance to the building.

Across the river stands the National Theater, to which the wall paintings in the domes of the building's impressive entrance hall refer. A tram stop is a short walk from the house, and the Anděl metro station (line B) is 5 minutes by tram. A full spectrum of amenities, including a fitness center, can be found in the surrounding area. Kampa Island and Petřínské sady park offer leafy areas for pleasant walks.

Interior 199 m<sup>2</sup>, balconies 11.17 m<sup>2</sup> and 4.71 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.