



Apartment One-bedroom (2+1)

Sold

100 m², Praha 1, Malá Strana, U Železné lávky

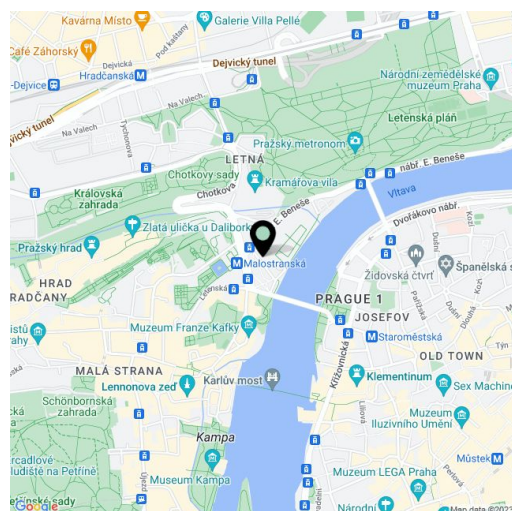




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Total area	100 m ²
Parking	parking in the blue zone
Cellar	-
PENB	G
Reference number	27037



* 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.

Unique stylish apartment with panoramic views of Prague Castle, the Vltava River and the surrounding greenery, situated on the 3rd floor of a classic historic building.

From the entrance hall with a walk-in closet, the door leads to all rooms of the apartment. On the left there is a large bright **living room oriented to the south**, windows facing the **Prague Castle**. On the other side of the apartment there is a **separate fully equipped kitchen with dining area** and a lot of storage space and a large pantry. The window is oriented to the **peaceful gardens of Straka's Academy and the Office of the Government**. To the same side there is a window of a **bedroom** with built-in wardrobes. The northern orientation of the windows ensures a **comfortable climate in the bedroom and kitchen even in hot days**. The apartment also has a bathroom with two sinks, toilet, bidet and a shower.

The atmosphere is enhanced by **high ceilings and wooden floors**, uniform throughout the apartment including the bathroom, where there is **floor heating**. The large **casement windows** have **insulating double glazing** and can be shaded by internal electrically controlled roller shutters. The apartment is also secured by an alarm and has a security entrance door. The living room offers a built-in surround sound system. The kitchen is fully equipped, the stove is gas. The equipment includes, for example, a **waste crusher, a luxury built-in coffee maker, a Siemens built-in washing machine and a dryer** (imported from Sweden). Heating is via a Buderus gas boiler hidden in a niche in the kitchen. Easy parking in the blue zone in front of the house. No lift in the building.

The apartment is located close to **important historic monuments and is a unique offer in this location**. Green spaces can be found in the nearby **Letenské, Petřinské and Vojanovy sady parks, Valdštejnská zahrada and Kampa with its romantic canal**. There is also great transport accessibility, **tram stops and Malostranska metro station (line A)** directly across from the house.

Interior 100 m².



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