



## Apartment One-bedroom (2+kk)

Sold

54 m<sup>2</sup>, Praha 1, Malá Strana, Úvoz





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Total area	54 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	27045

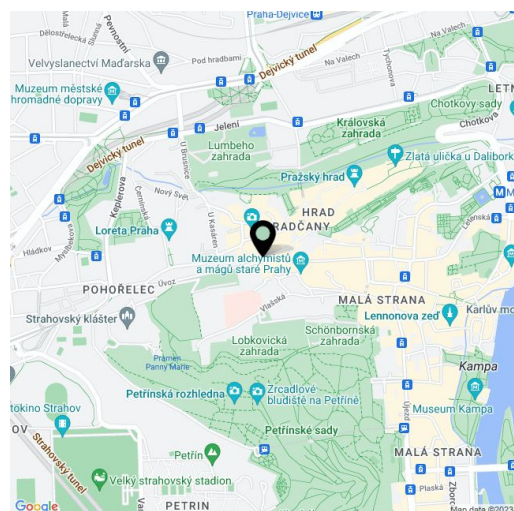
This apartment with a winter garden on the 3rd floor is part of a newly reconstructed building situated directly under the Prague Castle. A prestigious address in the heart of Lesser Town, in a place with a unique atmosphere, and just a few minutes' walk from Lesser Town Square, Charles Bridge, and Kampa Island. Completion scheduled for Q1 2019.

The interior of the apartment consists of an entrance hall with access to all of the other rooms: a living room with a kitchen, a bedroom with a winter garden, a bathroom, and separate toilet.

The apartment will be offered in a state of **white walls**, i.e. prior to the completion of the final surfaces and fittings. The interior will be completed by the new owner under the supervision of the architect responsible for the whole project. All apartments will be fitted with replicas of original entrance doors, retrofitted timber windows facing the street and new casement windows facing the courtyard. Ceilings will feature ornamental stucco without the final layer of paint. With a flexible layout, bathroom fixtures, and sanitary ware. The building will have a new roof and facade, the common areas will be renovated, all utilities will be upgraded, a new central gas boiler and **air conditioning** will be added, and a new **elevator** will also be installed.

In a sought-after location right under the Prague Castle, within walking distance of many **important sights, museums, galleries, restaurants, cafes, and romantic secluded spots**. The house is located a few steps from a tram stop and a 5-minute walk from the **Malostranská metro station**, close to the **Petřín Orchards or Valdštejn garden**.

Interior 51.9 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.





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