



Apartment Two-bedroom (3+kk)

Sold

87 m², Praha 1, Malá Strana, Úvoz





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Total area	87 m ²
Parking	-
Cellar	-
PENB	G
Reference number	27127

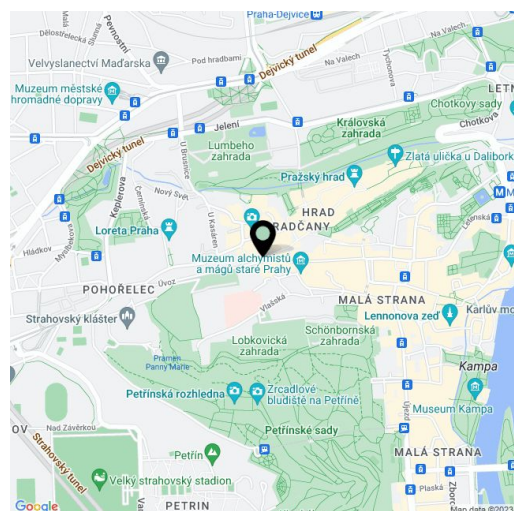
Historic apartment featuring Baroque and Classicist elements with a winter garden and balcony on the 4th floor of a fully reconstructed building. A true jewel nestled at the base of the Prague Castle, offering splendid views of Petřín Hill. A prestigious address in the heart of Lesser Town, in a place 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 entrance to the apartment is on the 3rd floor. The interior consists of an entrance hall with access to the children's room/playroom and a separate toilet, a living room with a kitchenette and a dining room, a bedroom with an en-suite bathroom, and a 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 stuccos 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 room and **air conditioning** will be added, and an **elevator** will be 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 **Malostranská metro station**, and close to the **Petřín Orchards or Valdštejn garden**.

Interior 85.1 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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