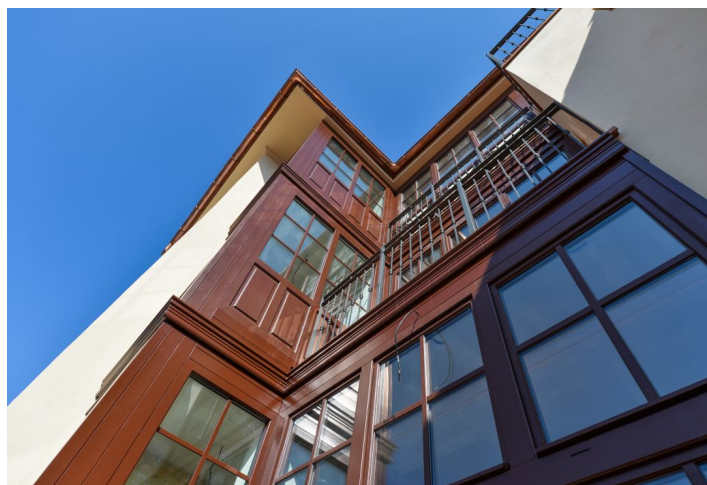
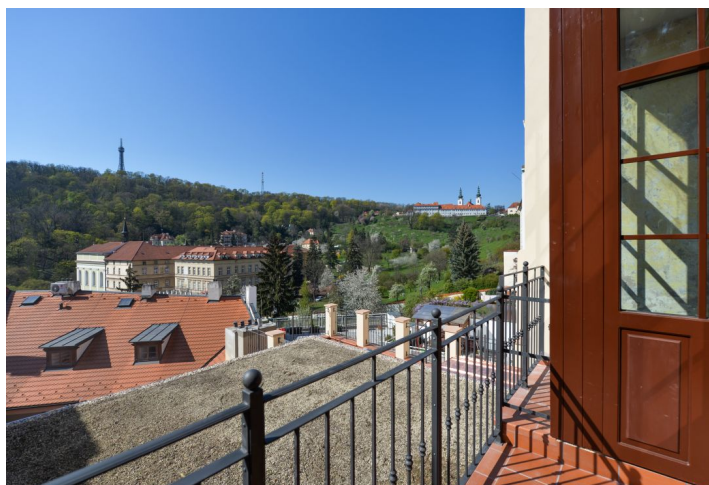




Apartment Two-bedroom (3+kk)

Sold

68 m², Prague 1, Malá Strana, Úvoz





Apartment Two-bedroom (3+kk)

Sold68 m², Prague 1, Malá Strana, Úvoz

Total area	71 m ²
Floor area*	68 m ²
Loggia	3 m ²
Parking	-
Cellar	-
PENB	G
Reference number	27131

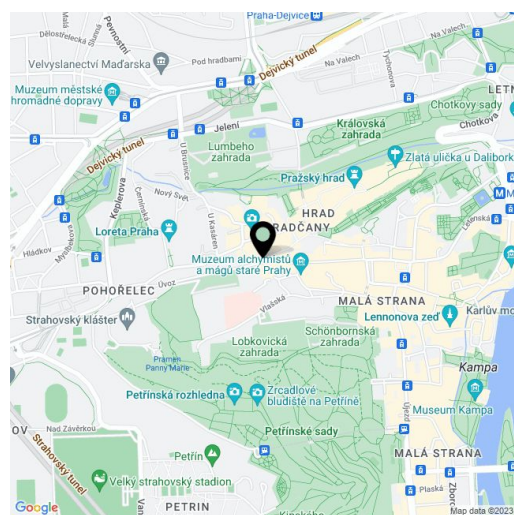
Historic apartment featuring Baroque and Classicist elements and a loggia situated on the 2nd floor of a fully reconstructed building from the 17th century. A prestigious address in the heart of Lesser Town, in a place with a unique atmosphere, right under the Prague Castle, close to the Charles Bridge and Kampa Island.

The interior consists of an entrance hall with access to all of the other rooms: a living room with a kitchen and a dining area, a bedroom, a study with access to the loggia, a bathroom, and a guest toilet.

The apartment is 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. The bathroom has a flexible layout, fixtures, and sanitary ware. The reconstruction of the building includes a new roof and facade, west-facing new casement windows, retrofitted timber windows facing the street, renovated common areas, a hydraulic **elevator**, a new central gas boiler as well as a preparation for air conditioning. All utility networks were upgraded. Replicas of the original entrance doors, ceilings with ornamental stucco without the final layer of paint. The purchase price includes a **cellar**. The renovation of the common areas has already been completed and approved.

The house stands in an exclusive, sought-after location with minimal car traffic, close to the Prague Castle and within walking distance of many **important sights, museums, galleries, restaurants, cafes, and romantic secluded spots**. The house is located a few steps from Pohořelec and the Malostranské náměstí tram stops; the **Malostranská** metro station (line A) is 1 tram stop away. There are many landscaped parks and orchards close-by, such as the **Velká strahovská zahrada garden** or **Petřín Orchards**.

Floor area 67.6 m², loggia 3.4 m², cellar.



* 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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