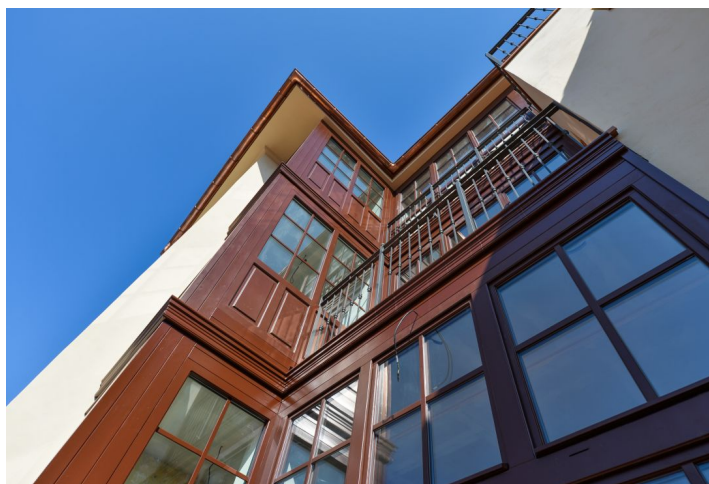




## Apartment Three-bedroom (4+kk)

Ask for price

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





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

Total area	238 m <sup>2</sup>
Floor area*	204 m <sup>2</sup>
Terrace	34 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	27133

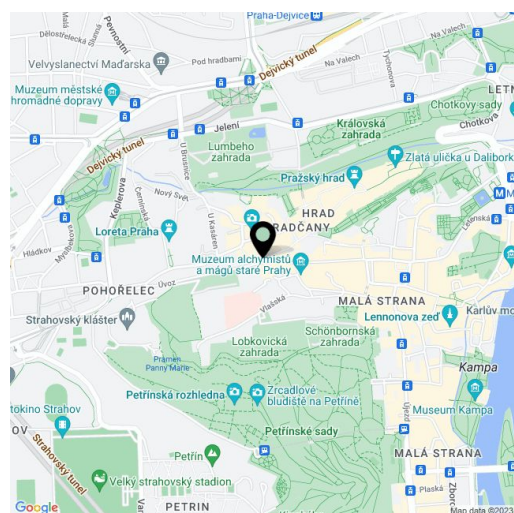
**Historic non-residential split-level unit featuring Baroque and Classicist elements, benefiting from two terraces and a yard, situated on the ground floor and in the basement of a fully reconstructed building from the 17th century. A prestigious address in the heart of Lesser Town, in a place with a unique atmosphere, right under the Prague Castle, close to the Charles Bridge and Kampa Island.**

The lower floor with access to the yard offers 2 bedrooms with en-suite bathrooms, a study, a walk-in closet, a bathroom with a toilet, and a hall. On the upper floor, there is a living room with a terrace, a kitchen and a dining area, 2 separate toilets, a walk-in closet, a hall, and a foyer. The 2nd terrace situated on the 1st floor is accessible through a staircase in the kitchen.

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 building 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 204.3 m<sup>2</sup>, terrace 24.6 m<sup>2</sup> and 8.7 m<sup>2</sup>, yard 12.2 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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