



Retail space

38 m², Prague 1, Malá Strana, Úvoz

Sold



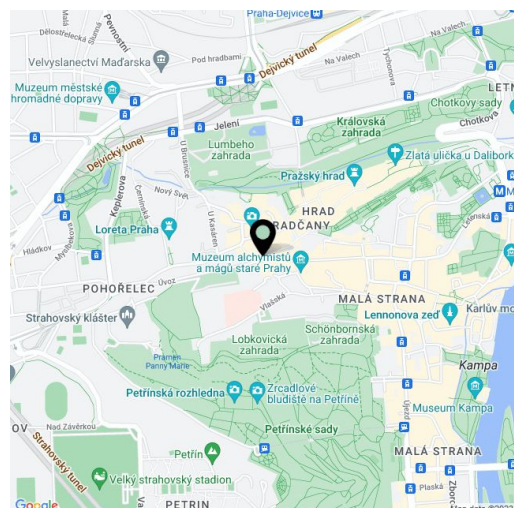


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|------------------|-------------------|
| Total area | 38 m ² |
| Parking | - |
| PENB | G |
| Reference number | 27139 |



Retail space located on the ground 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. Just a few minutes' walk from Lesser Town Square, Charles Bridge, and Kampa Island.

The unit 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 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 37.9 m².

