



## Apartment One-bedroom (2+1)

Sold

120.4 m<sup>2</sup>, Prague 5, Malá Strana, Plaská





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|                  |                    |
|------------------|--------------------|
| Total area       | 121 m <sup>2</sup> |
| Floor area*      | 120 m <sup>2</sup> |
| Balcony          | 1 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | Yes                |
| Service price    | 7 500 CZK monthly  |
| PENB             | G                  |
| Reference number | 28854              |

This very spacious and elegant apartment with a sunny balcony and bay window overlooking a park and Prague Castle is located on the 2nd floor of a nicely landscaped historic apartment building. The corner building with a new facade and an elevator stands in Malá Strana between Petřín Garden and Janáčkovo Embankment.

The layout of the apartment with south and west-facing windows consists of a generously designed living room with a **balcony**, a separate kitchen with a dining area, a bedroom with a charming **round bay window**, a bathroom (bath, shower, and toilet), a separate toilet, and a vestibule.

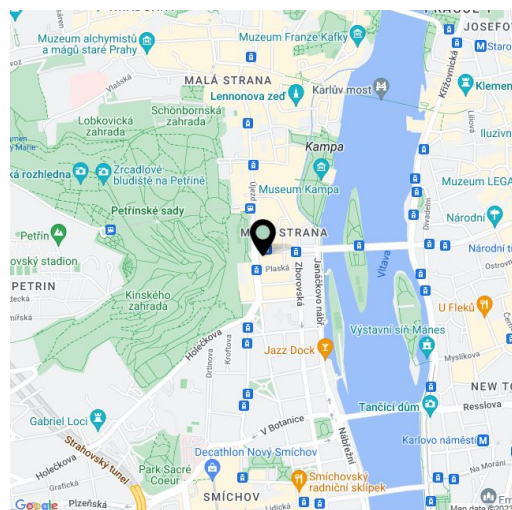
The apartment has been reconstructed and has new sanitary facilities, risers, and a gas boiler. The stylish interior is decorated with a **functional wood fireplace**, **marble** in the kitchen and bathroom, high ceilings with **stucco ornaments**, double-leaf original wooden interior doors, and large casement windows. **Pandomo floors** are heated. The apartment is secured by an alarm, and the unit comes with a **large cellar**.

The location of the wider city center is excellent in its accessibility, range of services, and high amount of greenery. There is a tram stop right by the building, and it's a 2-minute drive to the National Theater and a 4-minute drive to the Národní třída or Anděl metro stations. There are many restaurants, bistros, and cafés in the immediate vicinity. **Kampa Island**, **Petřín Garden**, and the nearby beautifully landscaped aristocratic gardens are perfect for romantic walks, and the **Dětský**, **Střelecký**, and **Slovanský Islands** also offer pleasant relaxation.

Interior 121.4 m<sup>2</sup>, balcony 1 m<sup>2</sup>, cellar approx. 6 m<sup>2</sup>.

The apartment is rented until 31.8.2022.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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