



Apartment Three-bedroom (4+1)

Ask for price

171 m², Prague 1, Malá Strana, Vítězná





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Total area	171 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	29082

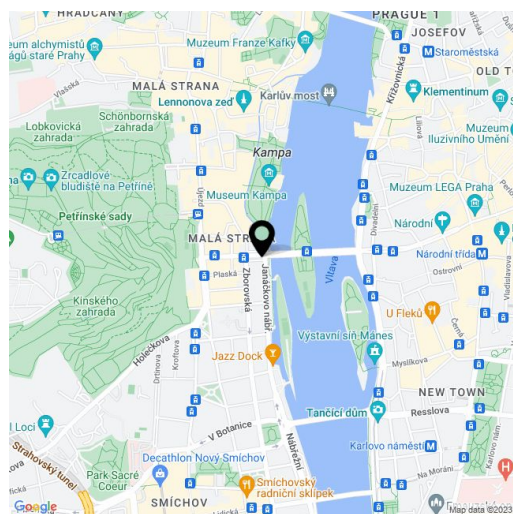
Spacious apartment before reconstruction with a balcony, located on the 3th floor of an apartment building situated close to the Vltava River overlooking the National Theater, just a short walk from romantic Kampa, Čertovka canal and Petřín Hill.

The layout currently consists of a kitchen, 3 rooms that are oriented south, and one room facing the courtyard, a large hall, bathroom, separate toilet, utility room, pantry, entrance hall and a **balcony** facing the **courtyard**.

The original elements were preserved in the apartment (casement windows, doors, brass handles, parquet floors). The apartment is **before reconstruction**. This year, the common areas in the building will be reconstructed, and an **elevator** will be installed.

It is close to most of Prague's most important monuments: the **Charles Bridge**, the **Prague Castle** complex and Old Town. Within walking distance, there is a kindergarten and elementary school, a grammar school, many shops, restaurants and cafes, and a theater. In the surrounding area, there is a lot of greenery, such as **Střelecký Island**, the extensive **Petřín Hill** and the landscaped royal gardens.

Interior 171.2 m², according to the law 196,1 m²



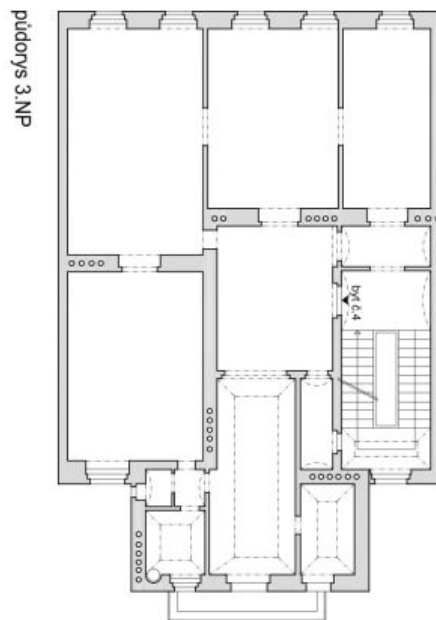
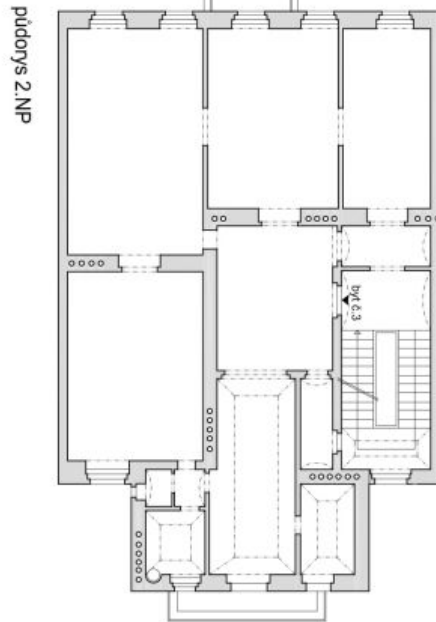
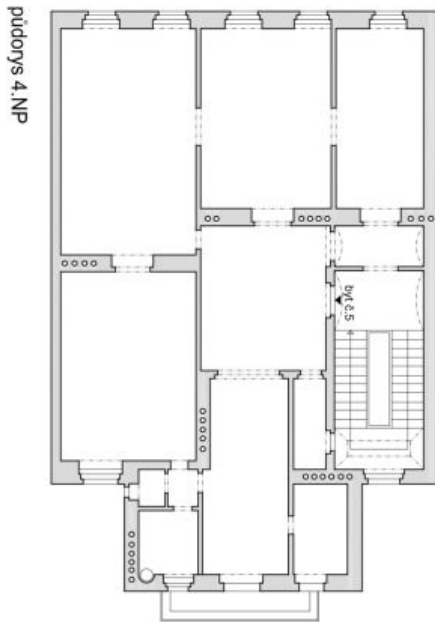
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Stavební úpravy bytu č.6 Vítězná 559/4, 118 00 Praha 1		±0.000 = 213,80 Bpv	
INVESTOR Ing. Jiří Křížek, Vítězná 559/4, 118 00 Praha 1	ARCHITECTURAL PROJECT FABER PROJECT s.r.o. HELIOPOLNA 637/71b, PRAHA 1 atelier@faber-project.cz TEL.: 257 307 208	GENERAL CONTRACTOR FABER PROJECT s.r.o. HELIOPOLNA 637/71b, PRAHA 1 atelier@faber-project.cz TEL.: 257 307 208	
VYKONAVATEL Ing. arch. Václav Zeman Ing. arch. Břevno Křižácký náhon	DATE 03 / 2016	SCALE 1 : 150	C. TYPE 04
STUPEŇ D.1.1 - AS	DOKUMENTACE PRO STÁVAJÍCÍ STAV SCHEM. PŮDORYS 2.NP, 3.NP, 4.NP		

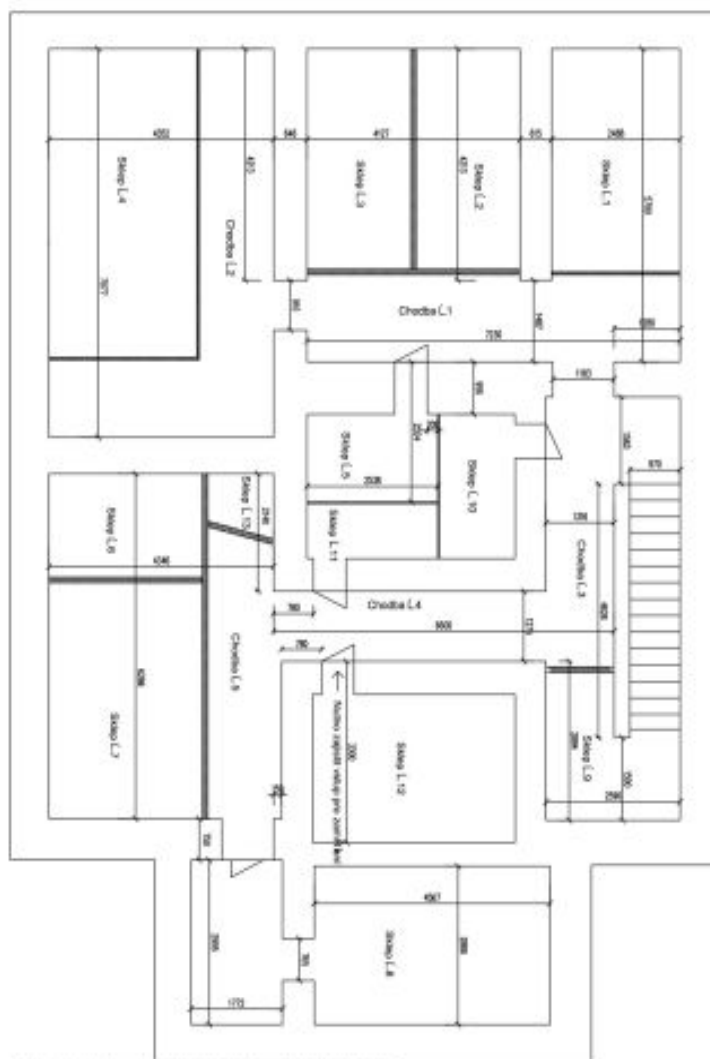




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Room	Area (m ²)
Spalova L.1	18.30
Spalova L.2	0.00
Spalova L.3	0.00
Spalova L.4	16.20
Spalova L.5	4.00
Spalova L.6	5.95
Spalova L.7	12.29
Spalova L.8	18.30
Spalova L.9	0.75
Spalova L.10	?
Spalova L.11	?
Spalova L.12	?
Spalova L.13	1.31
Chodba L.1	12.30
Chodba L.2	14.40
Chodba L.3	2.87
Chodba L.4	0.03
Chodba L.5	7.80



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