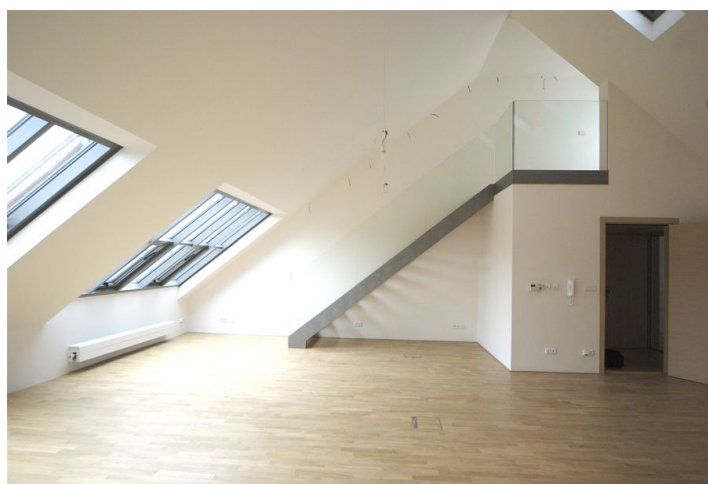
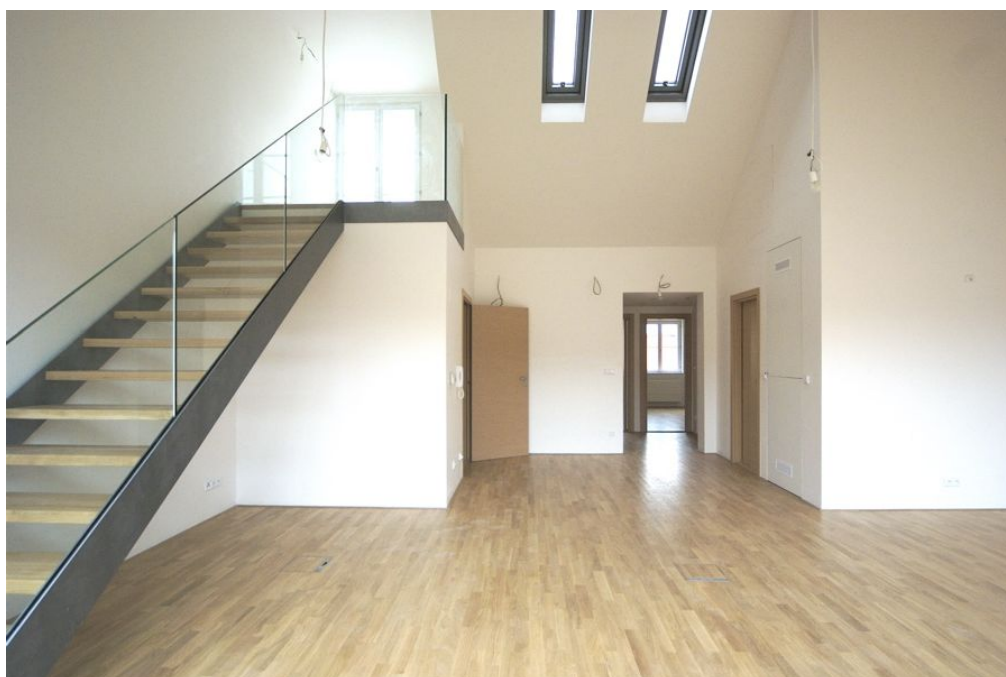




Apartment Two-bedroom (3+kk)

€ 726 103 | CZK 17 942 000

114 m², Prague 5, Malá Strana, Melnicka





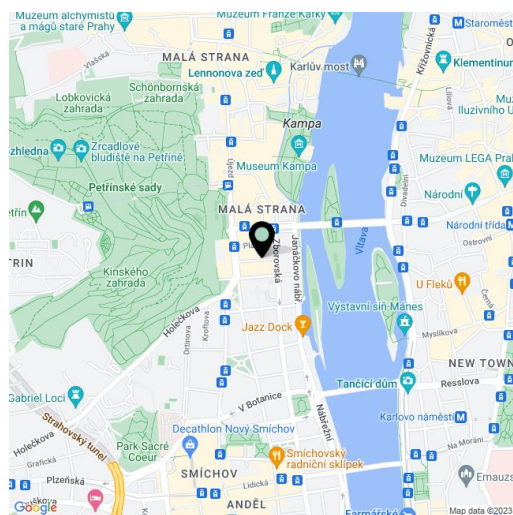
Apartment Two-bedroom (3+kk)

€ 726 103 | CZK 17 942 000

114 m², Prague 5, Malá Strana, Melnicka

Total area	165 m²
Floor area*	114 m²
Balcony	51 m²
Parking	-
Cellar	-
PENB	G
Reference number	3135

Attic apartment on the 5th floor of a new residential project, right at the southern border of Mala Strana. A two minute walk from the Petrin hill and park, Kampa Island, and the river, and a 6 minute walk to the Novy Smichov shopping and entertainment center. The traditional Art Nouveau building retrofitted with a lift offers 12 completely refurbished apartments and 2 non-residential units – ateliers. This apartment with a unique roof terrace has a spacious entry hall, airy open dining, kitchen and lounge area, 2 bedrooms (one en-suite with bathroom and second one with a balcony) and 2nd bathroom. Solid oak parquet floors, new large atelier windows oriented towards the street and Euro-profile timber windows with thermal insulation glazed units facing the courtyard, independent gas heating, and bathrooms fitted with Laufen fixtures. Telephone, satellite points in all main rooms, private cellar, recessed lighting in all bathrooms and W.C.s. Apartment - 115 m², balcony - 4 m², roof terrace - 47 m². Subject to 9% VAT. The right apartment on the attached floor



* 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.