



Apartment Two-bedroom (3+1)

€ 459 500 | CZK 11 499 000

113.76 m², Prague 5, Malá Strana, Melnicka





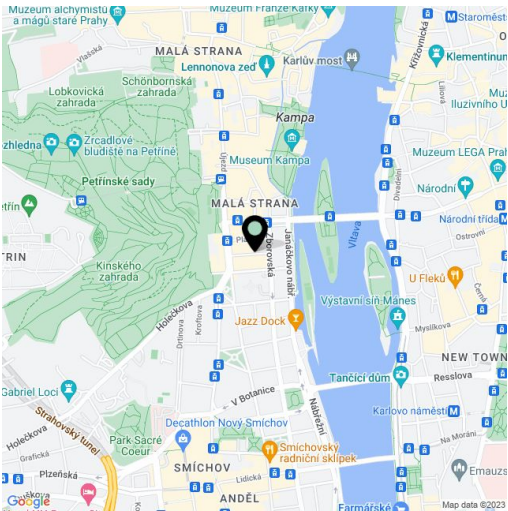
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Total area	117 m²
Floor area*	114 m²
Balcony	3 m²
Parking	-
Cellar	-
Service price	5 000 CZK monthly
PENB	G
Reference number	3361

Apartment on the 3rd 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 featured apartment has a spacious entry hall, airy living room, open-plan kitchen with dining area, 2 bedrooms (one with en-suite bathroom and a balcony), 2nd bathroom, additional toilet and laundry. Solid oak parquet floors, 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 -113,69 m², balcony - 3,24 m². Subject to 9%



* 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.