



## Apartment Two-bedroom (3+kk)

Sold

94 m<sup>2</sup>, Prague 1, Malá Strana, Všešrdova





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Total area	101 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	35012

This apartment is ideal for lovers of Prague's genius loci and the charming atmosphere of the historic Lesser Town. Located on the 1st floor of an originally Baroque house without an elevator that was completely reconstructed in 2005, it is within walking distance of Petřín Hill—an oasis of greenery in the middle of Prague.

The apartment consists of a living room with a kitchen, 2 (walk-through) bedrooms, 2 bathrooms, a smaller room with a window that can be used as a study or storage room, a hallway, and a walk-through hall with space for built-in wardrobes or a large library. One of the bedrooms has access to a **private balcony** decorated with **original restored ceiling paintings**.

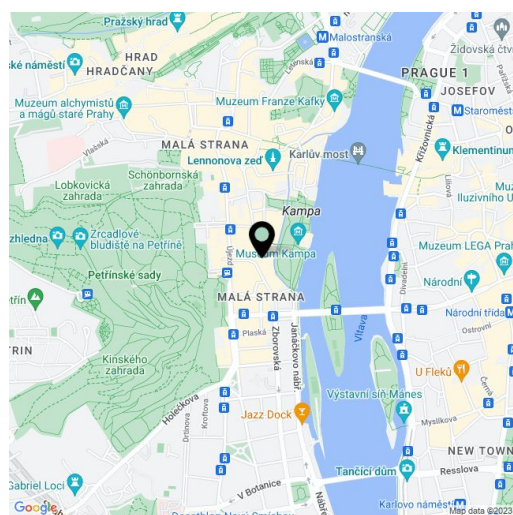
Features include double-glazed casement windows, hardwood floors, and wooden paneling around the doors. **Exposed beams** throughout the apartment together with the windows and paintings on the balcony create a **unique old world atmosphere**. The apartment is heated by a central gas boiler located in the house and is equipped with an alarm.

The surroundings of the house offer, in addition to full amenities, many restaurants and cafes. You can enjoy lovely walks on **Kampa Island** or **along the Vltava River**. The proximity of **Petřín Hill** provides plenty of greenery. Art lovers will appreciate the ever-changing exhibit of modern art in Kampa Museum and other galleries and museums. The **Újezd tram stop is 300m** from the house and a kindergarten and elementary school is just a few minutes' walk away.

The apartment can also be purchased through a company. Contact our office for more information.

Interior 94 m<sup>2</sup>, private gallery/balcony 7.03 m<sup>2</sup>.

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



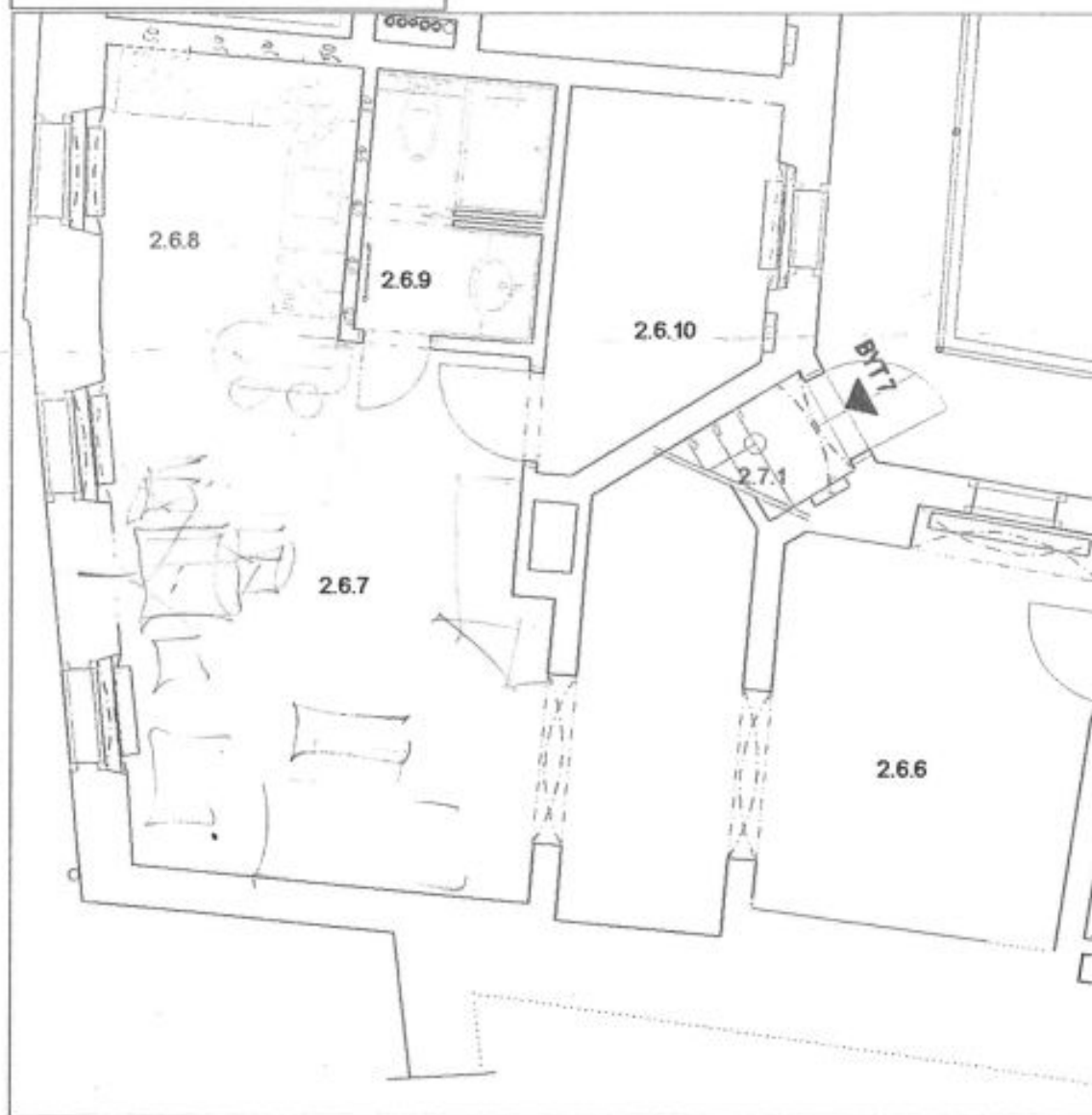
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Číslo míst.	Název místnosti	Plochy m <sup>2</sup>
2.6.1	PŘEDSÍŇ	4,36
2.6.2	KOUPELNA	4,53
2.6.3	OBÝVACÍ POKOJ	21,41
2.6.4	LOŽNICE	13,21
2.6.5	LODŽIE	6,58
2.6.6	HALA	10,55
2.6.7	OBÝVACÍ POKOJ	24,20
2.6.8	KUCHYŇ	6,22
2.6.9	KOUPELNA	3,76
2.6.10	PŘACOVNA	5,79
	CELKEM	110,61





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