



## Apartment Two-bedroom (3+1)

Sold

74 m<sup>2</sup>, Praha 1, Malá Strana, Maltézské náměstí





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Total area	74 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	1593 CZK monthly
PENB	G
Reference number	36367

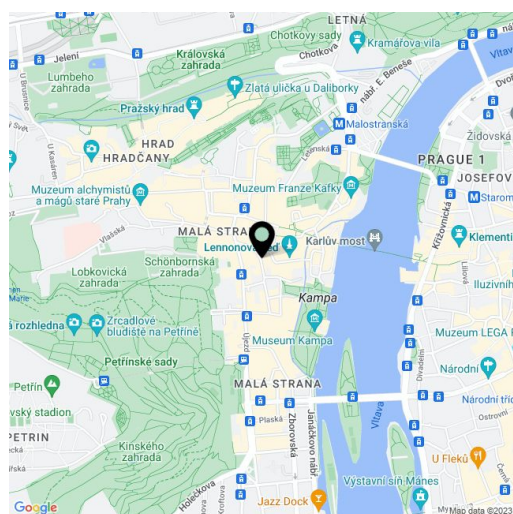
This very bright, charming apartment with a unique atmosphere is accessible from the gallery of a listed Baroque building with Neo-Renaissance elements. The U malé velryby house with only 7 units and a café on the ground floor is located in a quieter part of Lesser Town right on Maltese Square, just a short walk from Charles Bridge, the romantic Čertovka Stream, and the carefully landscaped gardens below Prague Castle.

The layout of the apartment on the 1st floor consists of an entrance hall with built-in wardrobes, a kitchen with a **window towards the gallery** and the courtyard, a bathroom (with a bathtub, toilet, and connection for a washing machine), a dining room, a bedroom with a dressing room, and a living room. All three rooms face Maltese Square with **mature trees and Václav Havel's bench**.

The floors are **wooden** (oak); the bathroom is **tiled**. Large wooden casement windows (preparations for their new replicas are currently being prepared). The single and double-wing doors are historic and solid wood with glass panels. Heating is by a Protherm combined gas boiler. The interior was reconstructed about 20 years ago and so it's ready to be modernized. The unit comes with a storage closet on the ground floor. The house has no elevator. Thanks to the apartment owners' association's income from the non-residential space on the ground floor, fees are **very low**.

The location full of history offers a wide selection of restaurants and cafes, many important monuments, and plenty of greenery. Nearby, there is a kindergarten and elementary school, a high school, a grocery store, and the sports ground of the **Tyršov building**. **Malostranská Beseda** with a gallery and club is a short walk away. The **park on Kampa Island** or the **Petřín Gardens** offer quiet spaces where you can relax under the treetops and escaping from the city's hustle and bustle.

Interior 74.7 m<sup>2</sup>, (including the storage 1.6 m<sup>2</sup>).



\* 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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