



## Apartment Studio (1+kk)

50 m², Prague 1, Malá Strana, Lázeňská

**Sold**





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**Sold**50 m<sup>2</sup>, Prague 1, Malá Strana, Lázeňská

|                  |                   |
|------------------|-------------------|
| Total area       | 50 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 39287             |

This stylish, quiet studio apartment with outdoor seating options in a quiet enclosed courtyard is located on the ground floor of a historic, completely renovated and secured Sterrnegovsky palace. The building stands on a square in the picturesque Lesser Town near Charles Bridge and Kampa Park, within walking distance of Prague Castle.

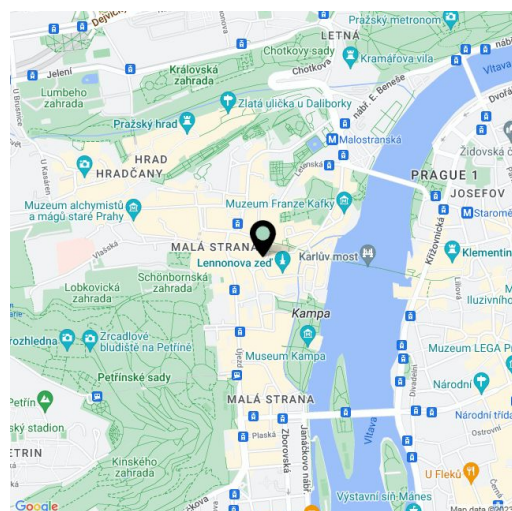
The area of the apartment consists of a main room with a kitchen, dining room, bedroom, and entrance to the **common courtyard**, a bathroom (with a bathtub, shower, toilet, and sink), a spacious closet, and a vestibule.

The impressive interior boasts **vaulted ceilings** and natural **sandstone floors**, and the bathroom is decorated with **raw stone**. The apartment has been recently reconstructed (in 2019), the kitchen is fully equipped, and the apartment is air-conditioned. Facilities also include wooden French windows, and, for a feeling of safety, they can be completely closed with **exterior blinds**. Several master craftsmen took part in the interior renovations, such as the artistic blacksmith and restorer Miroslav Koželuh. Electric underfloor heating; hot water is provided by an electric boiler.

The house stands in a very attractive location with many cafes and restaurants, in the immediate vicinity of the **Royal Route**, but away from the main tourist streets. The place is easily accessible thanks to the nearby tram stop and the Malostranská metro station (line A) is within walking distance. The location is very pleasant thanks to the large green relaxation areas in **Kampa Park** or on **Petřín Hill**, the top of which is accessible by **cable car**.

Interior 50 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.