



Apartment Three-bedroom (4+1)

€ 2 276 080 | CZK 54 000 000

199 m², Prague 1, Malá Strana, Lázeňská





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Total area	199 m ²
Cellar	Yes
PENB	G
Reference number	42577

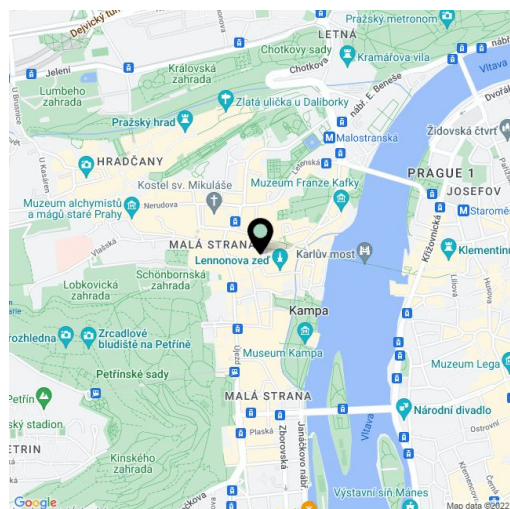
Unique opportunity to live in a noble Lesser Town palace with Baroque ceiling paintings and a porcelain stove. This elegant apartment boasts bright and spacious rooms with a period atmosphere and at the same time a practical layout with plenty of storage space.

The apartment on the 2nd floor consists of a generous living room with a dining area, a separate kitchen, 2 bedrooms, 3 bathrooms, a study with a library, a large entrance hall, and a hallway.

Facilities include a **historic tiled stove**, hardwood **parquet floors**, **original ceiling paintings** and stucco decorations, solid double-wing doors, a complete modern kitchen with **Miele** appliances, and large built-in wardrobes. Heating is by a gas boiler. The palace was renovated in 2011, preserving its unique atmosphere. There is no elevator; access to the apartment is by low, comfortable stairs made of solid wood. The unit has a **storage closet on the same floor** and a large attic storage space.

The renovated Baroque palace, dating back to 1400, is located on a **quiet side street** near the **Prague Castle and Kampa Park**. A tram stop is a one-minute walk away and in another minute by tram you will get to the Malostranská metro station. The immediate surroundings offer a wide range of restaurants, cafes and bistros, galleries, shops including grocery stores, or a post office.

Interior 199 m², closet 9.9 m², attic storage 39 m².

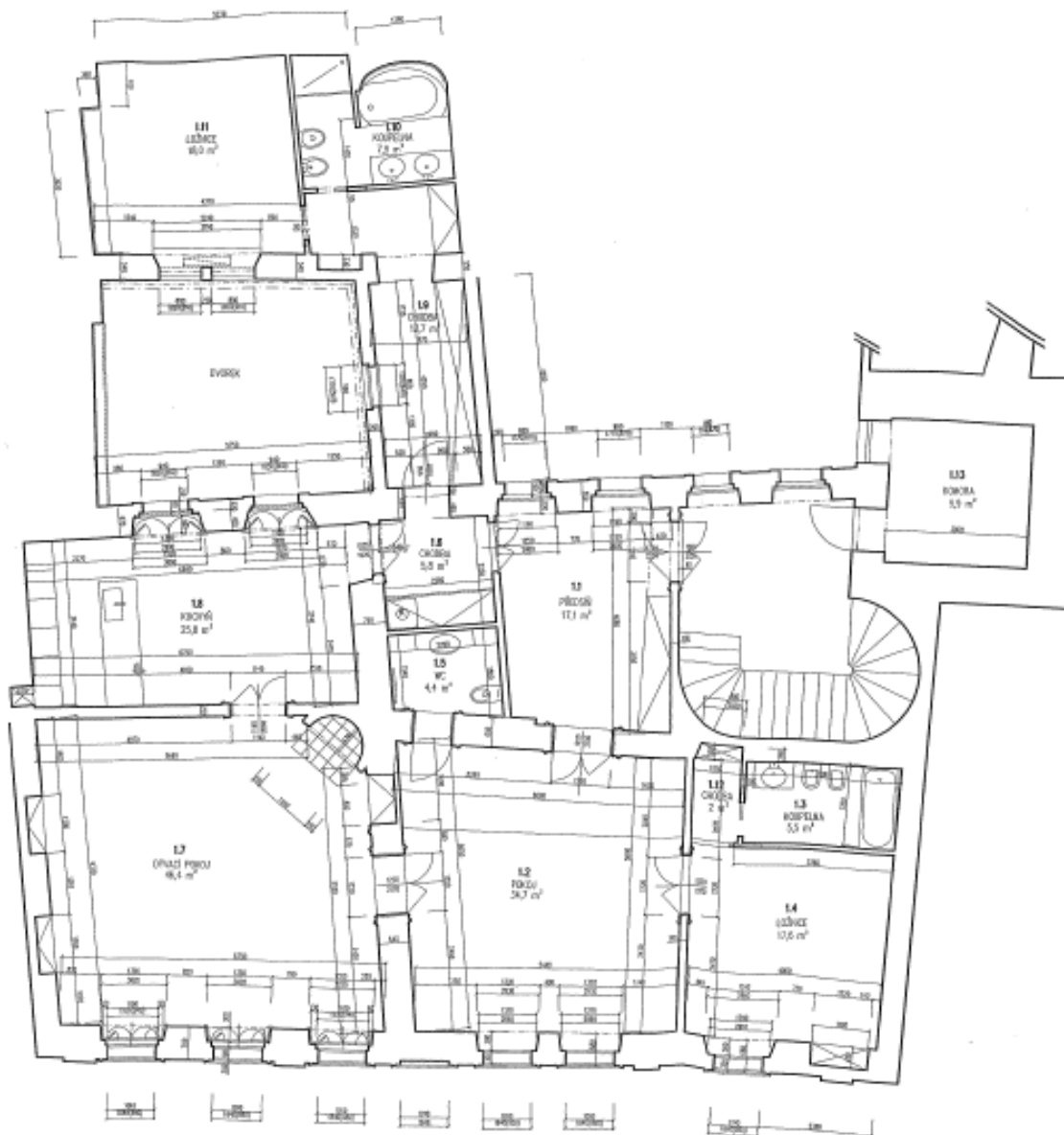




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č.m.	název místnosti	plocha m ²
1.1	předstíň	17,1
1.2	pokoj	34,7
1.3	koupelna	5,5
1.4	ložnice	17,6
1.5	WC	4,4
1.6	chodba	5,8
1.7	obývací pokoj	46,4
1.8	kuchyň	25,8
1.9	chodba	13,7
1.10	koupelna	7,9
1.11	ložnice	18
1.12	chodba	2
1.13	komora mimo	9,9
2.1	komora (půda)	39
	CELKEM	247,8