



## Apartment Studio (1+kk)

€ 455 355 | CZK 11 500 000

36 m<sup>2</sup>, Prague 1, Malá Strana, Valdštejnské náměstí





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Total area	36 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	43176

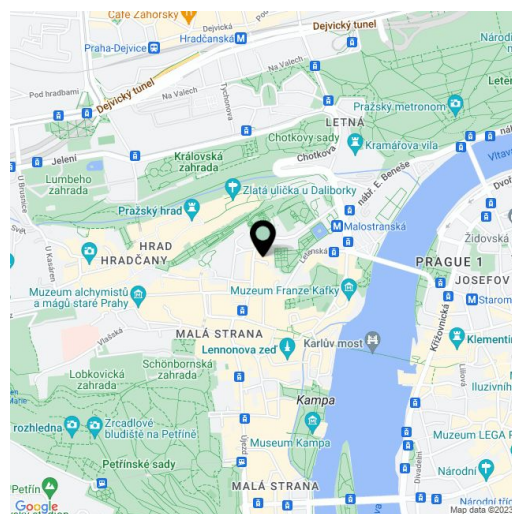
This new apartment with a window facing a poetic green courtyard is part of the exclusive VII. Dům project, a house that is currently being refurbished in a place with an incredibly strong genius loci, on the corner of Valdštejnské Square. The building's long and rich history, modern Czech interior design, and facilities from premium brands create an impressive combination.

The area of the 1st floor apartment consists of a living room with a window towards the **quiet courtyard**, a kitchen area with a window facing **Valdštejnská Garden**, a bathroom, and a foyer.

The interior design was created by the **Formafatal** studio of architect **Dagmar Štěpánová**. **High-end facilities** include an **oak floors** in a modern **chevron pattern**, **Agorà designer radiators** from the Italian brand **TUBES**, a fully equipped bathroom with underfloor heating, a **Villeroy & Boch** sink, a **Hüppe** shower tray, a **Tece** toilet, and **Bongio** faucets, an **Invisidoor** door with concealed hinges and **DND Handles**, or new wooden windows. The building's central boiler system provides heating by gas condensing boilers. Residents of the building have access to **elegant common areas** with a **Classicist staircase**, complete with original Czech lighting, and an **elevator** for convenience.

The neighborhood in which VII. Dům stands is exceptional due to the presence of the most famous monuments in immediate proximity. This prestigious address is in the middle of Malá Strana, yet tucked away from the main tourist routes. It's only a few minutes' walk to a tram and metro station, with beautifully landscaped **palace gardens**, **Petřín Gardens**, and **Kampa Park** with the romantic **Čertovka** nearby. Famous restaurants and stylish cafes, as well as luxury hotels with spa and fitness services, can be found in the immediate vicinity.

Floor area 36,0 m<sup>2</sup>.



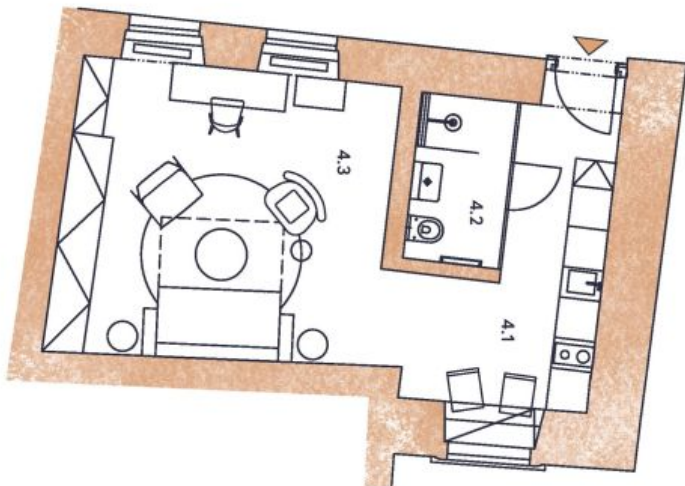
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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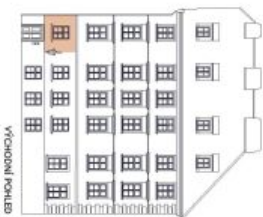
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UMÍSTĚNÍ V RÁMCI PATRA



UMÍSTĚNÍ V RÁMCI PODLAŽÍ



VÝCHOVNÍ POHLED

4.1	VSTUPNÍ HALA + KK	10,6 m <sup>2</sup>
4.2	KOUPELNA	3,6 m <sup>2</sup>
4.3	OBÝVACÍ POKOJ	21,8 m <sup>2</sup>
<b>PODLAHOVÁ PLOCHA BYTU</b>		<b>36,0 m<sup>2</sup></b>

Podlahové plochy je vypočtena podle měřeni vlnky č. 366/2013 Sb. jako půdorysná plocha ohraničená vnitřními stěnami obvodových zdí bytu včetně půdorysné plochy všech svítlých nozýnek i neozářných konstrukcí uvnitř bytu. Nezahrnuje balkony, lodžie, terasy, předzáhvdky a jiné zpevněné plochy.

**Upozornění:** obrázek půdorysu představuje dispozici řešení bytu. Zobrazený nábytek a kuchyňská linka nejsou součástí dodávky. Umístění zařízení bytu je uváděno pouze orientačně, písemná specifikace rozvodů a jejich možného napojení bude určena v prováděcí projektové dokumentaci.

1+KK, 2.NP  
**Byt 4**

VII Dům