



## Apartment One-bedroom (2+kk)

€ 1 240 402 | CZK 31 500 000

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



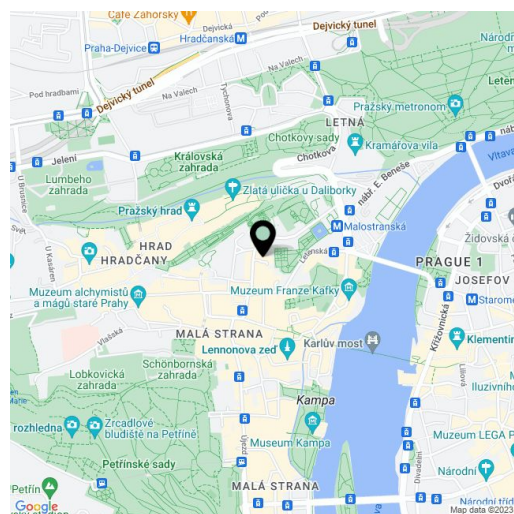


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Total area	93 m <sup>2</sup>
Parking	—
Cellar	—
PENB	G
Reference number	43177



\* 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.

This corner apartment with direct views of Prague Castle and Wallenstein Palace, the seat of the Senate, is part of the exclusive VII House project, a house that is currently being refurbished in a place with an incredibly strong genius loci, on the southern corner of Valdštejnské Square. The building's long and rich history, modern Czech design, and facilities from premium brands create a combination that ensures completely unique living.

The layout of the 2nd floor apartment consists of a more than **40-meter living room** with a preparation for an open plan kitchen, a bedroom with an en-suite bathroom, a **dressing room**, a separate toilet, and an **elegant entrance hall**. The windows provide **first-class views**, and the stylish entrance to the apartment is stylishly from the **courtyard terrace**.

The interior design was created by the **FormaFatal studio** of architect **Dagmar Štěpánová**. In the entrance hall is an impressive wall made of **handmade ice glass** and a **stone portal** made of **Božanov sandstone**. The **high standard facilities** also include oak floors in a fashionable 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 with **DND Handles**, or new wooden windows. Heating is by the building's central boiler system with gas condensing boilers. Residents of the building will appreciate the elegant common areas with a **Classicist staircase**, complete with designer lighting and an **elevator** for convenience.

The neighborhood in which VII House stands is **exceptional** due to the presence of Prague's most famous monuments in the immediate proximity. The location offers living in the middle of **Malá Strana**, yet away from the main tourist routes. It's just a few minutes' walk from the tram and metro station, close to the beautifully landscaped **palace gardens, Petřín Gardens, and Kampa Park** with the romantic Čertovka Stream. Famous restaurants and stylish cafes can be found in the immediate vicinity, and **Museum Kampa** or the recently opened **Kunsthalle** gallery are within easy reach.

Floor area 92.9 m<sup>2</sup>.

The photos with furniture were taken in the project showflat.



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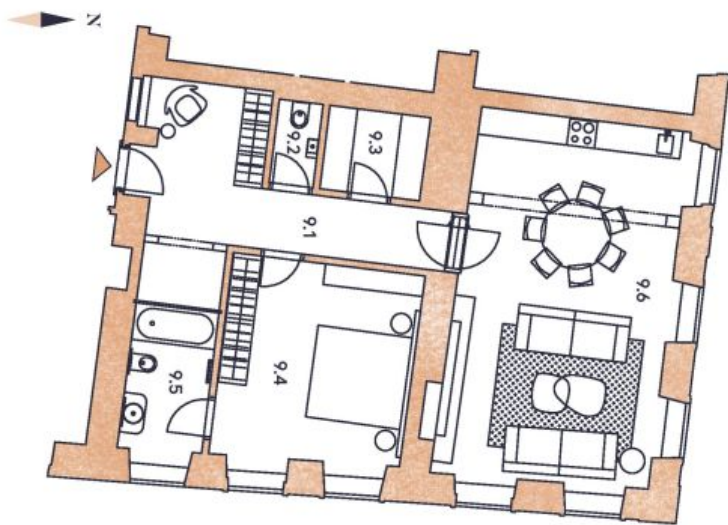
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UMÍSTĚNÍ V RÁMCI PATRA



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9.1	VSTUPNÍ HALA	18,5 m <sup>2</sup>
9.2	WC	1,9 m <sup>2</sup>
9.3	ŠATNA	4,3 m <sup>2</sup>
9.4	LOŽNICE	20,1 m <sup>2</sup>
9.5	KOUPELNA	6,6 m <sup>2</sup>
9.6	OBYVACÍ POKOJ + KK	41,5 m <sup>2</sup>
<b>PODLAHOVÁ PLOCHA BYTU</b>		<b>92,9 m<sup>2</sup></b>

Podlahová plocha je vypočtena podle nariadení vlády č. 366/2013 Sb. jako podlahová plocha ohraničená vnitřními stěnami obvodových zdí bytu včetně podlahových ploch v sádkách nosných i nenosných konstrukcí uvnitř bytu. Nezahrnuje balkony, lodžie, terasy, předzávlady 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.

