



## Apartment Two-bedroom (3+kk)

Sold

118 m<sup>2</sup>, Praha 1, Malá Strana, Valdštejnské náměstí





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Total area	118 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	43488

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

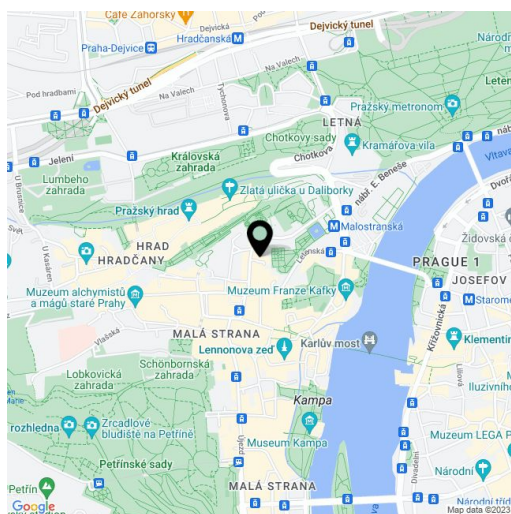
The layout of the 3rd floor apartment consists of a more than **40-meter living room** with a **unique stone portal** made of **Božanov sandstone** and a preparation for an open plan kitchen, 2 bedrooms with their own bathrooms with toilets, a dressing room, a utility room, a separate toilet, and an entrance hall. The windows of the living room and master bedroom provide **breathtaking views of Prague Castle**, Prague's dominant landmark.

The interior design was created by the **Formafatal studio** of architect **Dagmar Štěpánová**. High-end facilities include **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 House stands is exceptional due to the presence of the **Senate and the Chamber of Deputies** and the immediate proximity to Charles Bridge and Prague Castle. 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, as well as schools and other services needed for everyday life.

Floor area 117.6 m<sup>2</sup>.

The photos were taken in a furnished showflat with the same layout.



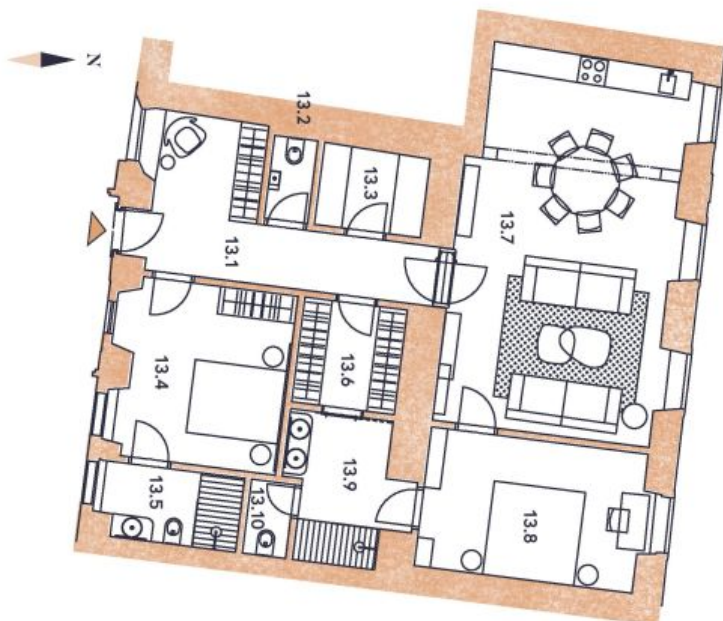
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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UMÍSTĚNÍ V RÁMCI PATRA



UMÍSTĚNÍ V RÁMCI PODLAŽÍ



SEVERNÍ POHLED

13.1	VSTUPNÍ HALA	15,2 m <sup>2</sup>
13.2	WC	1,9 m <sup>2</sup>
13.3	TECHNICKÁ MÍSTNOST	4,9 m <sup>2</sup>
13.4	LOŽNICE 1	15,7 m <sup>2</sup>
13.5	KOUPELNA	5,3 m <sup>2</sup>
13.6	ŠATNA	5,7 m <sup>2</sup>
13.7	OBYVACÍ POKOJ + KK	42,9 m <sup>2</sup>
13.8	LOŽNICE 2	16,4 m <sup>2</sup>
13.9	KOUPELNA	8,0 m <sup>2</sup>
13.10	WC	1,6 m <sup>2</sup>
<b>PODLAHOVÁ PLOCHA BYTU</b>		<b>117,6 m<sup>2</sup></b>

Podlahová plocha je vypočtena podle návrhu vlivy č. 366/2013 Sb. jako půdorysná plocha ohraničená vnitřními stěnami obvodových zdí bytu včetně půdorysné plochy všech svislých nosných i nenosných konstrukcí uvnitř bytu. Nezahrnuje balkony, lodžie, terasy, předzáhvědky 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.

3+KK, 4.NP  
**Byt 13**

VII Dům