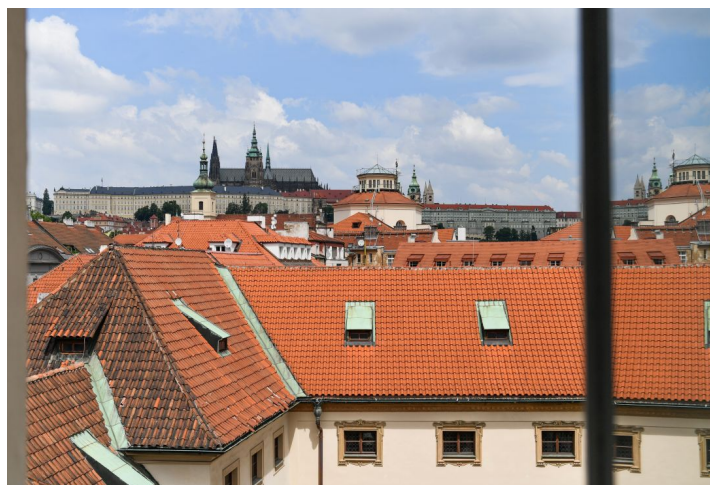




Apartment Four-bedroom (5+kk)

Sold

152 m², Prague 1, Malá Strana, Všešrdova





Apartment Four-bedroom (5+kk)

Sold

152 m², Prague 1, Malá Strana, Všešrdova

Total area	167 m²
Floor area*	152 m²
Terrace	15 m²
Parking	-
Cellar	Yes
Service price	4 754 CZK monthly
PENB	G
Reference number	101778

This atypical duplex apartment with an impressive genius loci, enhanced by direct views of Prague Castle, is located in a romantic corner in the historical core of the old city, in the Malá Strana district right next to Kampa Island.

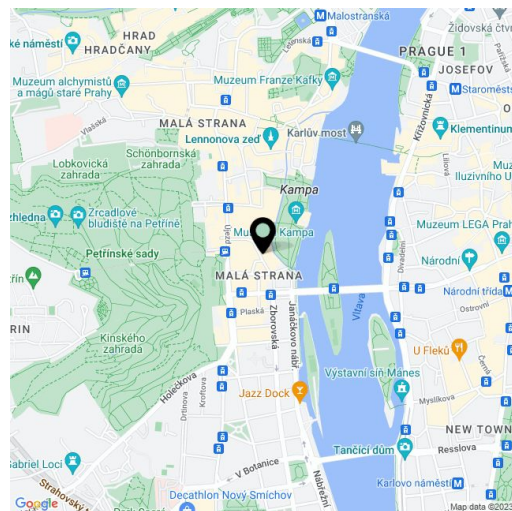
On the entrance level (3rd floor of the building) there are **4 bedrooms**, 2 of which have dressing rooms, **2 bathrooms**, and 2 storage rooms. The upper floor opens onto an **impressive space** with high, sloping ceilings, which includes a living room and a kitchen with a dining area. This space is followed by a **terrace** with views of **Petřín Hill and the Hunger Wall**, facing **south** onto a **quiet courtyard**. From the windows, you can admire the iconic panorama of **Prague Castle** during your morning coffee or at any time of the day.

The interior was recently renovated (2018-2019), and the **original craftsmanship elements** (such as the wooden beams) were preserved and sensitively renovated. The floors are **parquet** and tiled; windows are wooden casement and skylights; the walls are decorated with **marble mosaics, designer wallpaper, and screed**; the renowned artist Bořek Šípek designed the railings in the interior. The kitchen is fully equipped (including a dishwasher), and a gas boiler provides heating. The historic building has **no elevator**.

This poetic place is located on a side street between the **Čertovka Canal, Kampa Park, and Petřín Hill, close to the Charles Bridge**. In the immediate vicinity, there are many cafes and restaurants, shops, a Sokol organization, a kindergarten, a high school, and a graphic arts academy. A tram stop is a few steps away.

Floor area 152.2 m², terrace 15m², cellar approx 6m²

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

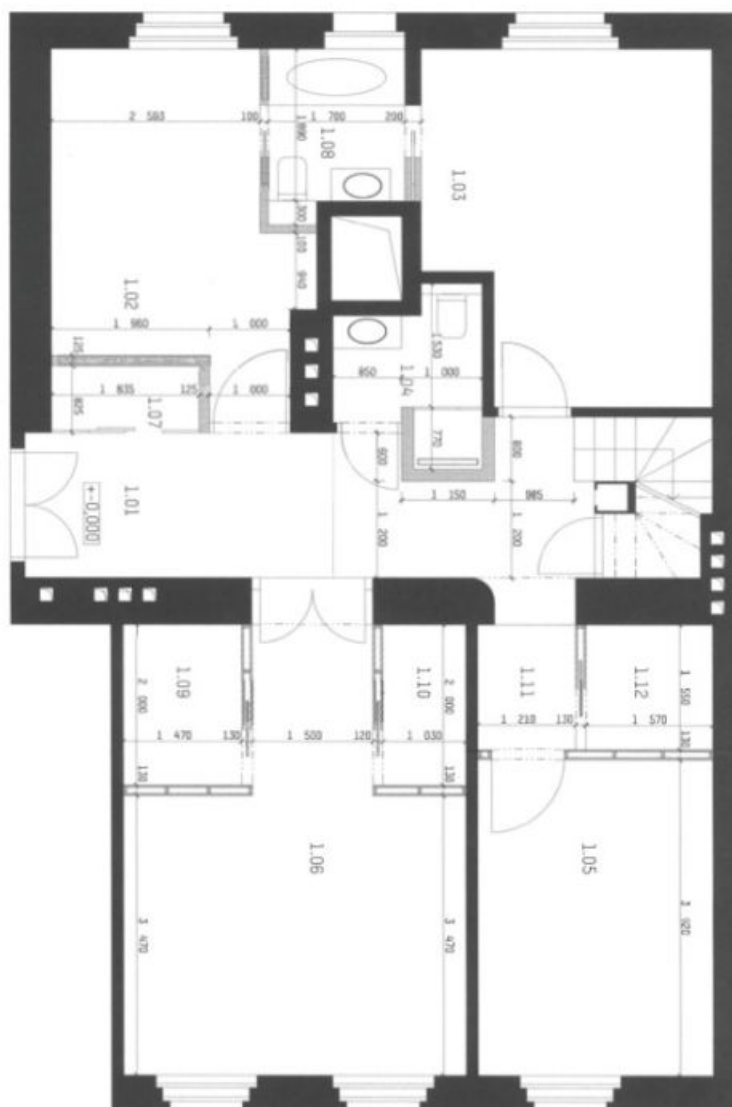




Apartment Four-bedroom (5+kk)

152 m², Prague 1, Malá Strana, Všehrdova

Sold



LEGENDA:
STAIRS (DOWN/UP)
VIEW OF THE TERRACE
VIEW OF THE TERRACE

ROOM	AREA (m²)	AREA (sq ft)	AREA (sq ft)	AREA (sq ft)
1.01	21.1	227	227	227
1.02	11.4	123	123	123
1.03	11.4	123	123	123
1.04	11.4	123	123	123
1.05	11.4	123	123	123
1.06	11.4	123	123	123
1.07	11.4	123	123	123
1.08	11.4	123	123	123
1.09	21.1	227	227	227
1.10	11.4	123	123	123
1.11	11.4	123	123	123
1.12	11.4	123	123	123

Sold



THERMAL ANALYSIS		THERMAL ANALYSIS		THERMAL ANALYSIS		THERMAL ANALYSIS	
TEMPERATURE	WEIGHT LOSS (%)	TEMPERATURE	WEIGHT LOSS (%)	TEMPERATURE	WEIGHT LOSS (%)	TEMPERATURE	WEIGHT LOSS (%)
100	0.1	100	0.2	100	0.3	100	0.4
200	0.5	200	0.8	200	1.2	200	1.5
300	1.2	300	1.5	300	2.1	300	2.8
400	2.5	400	3.2	400	4.5	400	5.2
500	4.8	500	5.5	500	7.2	500	8.5
600	7.5	600	8.2	600	10.5	600	12.2
700	10.2	700	11.5	700	13.8	700	15.5
800	12.5	800	13.2	800	15.5	800	17.2
900	14.2	900	14.8	900	16.5	900	18.5
1000	15.5	1000	15.5	1000	17.2	1000	19.2