



Apartment Four-bedroom (5+kk)

Sold

177 m², Prague 1, Malá Strana, Vítězná

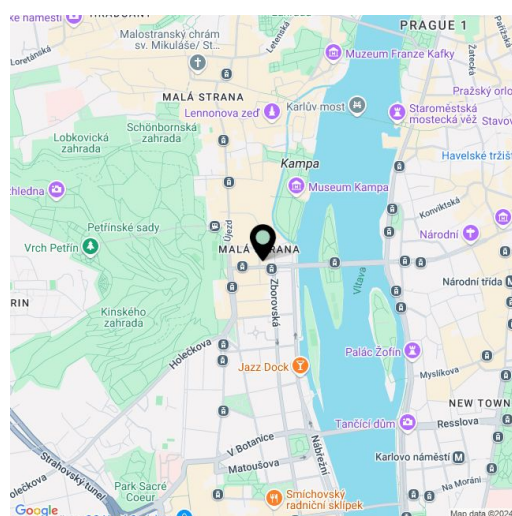




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Total area	209 m ²
Floor area*	177 m ²
Terrace	32 m ²
Parking	-
Cellar	20 m ²
PENB	G
Reference number	107182



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

The rooftop terrace of this exclusive nearly 200 m² penthouse offers a unique view of Prague Castle and Petřín Hill. The apartment occupies the entire 4th floor of an intimate 19th-century Neo-Renaissance building with an elevator and only six units. It is situated in Malá Strana, the oldest and most beautiful part of Prague, near Kampa and the Petřín Gardens.

The interior of the penthouse offers maximum **flexibility** and can be adapted to the individual requirements of the new owner. It is offered in a **shell & core** condition, i.e. without final surfaces but with fully prepared utility connections, including gas. The layout allows for a **practical division between the social and private zones**. The social area connects the entrance hall to the living room, kitchen, and dining area, from which a large **French window** leads to a north-facing **terrace** overlooking a quiet courtyard. This terrace can serve as a pleasant retreat from the sun during the summer months. The private section may include a bedroom with a **walk-in closet and en-suite bathroom**, as well as up to two additional bedrooms with private bathrooms. The apartment also comes with a rooftop terrace offering a **unique view of Prague Castle**.

The apartment features electrically operated windows with automatic closing in case of rain or strong winds. The living room is enhanced by a **floor-to-ceiling glass portal** (triple-glazed) with two sliding panels leading to the adjoining terrace, with a preparation for interior electric blinds. The current floors are finished with premium Fermacell, designed for electric heating foil installation. Additionally, there is a **preparation** for a gas **fireplace, air-conditioning**, and a ventilation system. The price also includes a **large cellar** located on the 1st underground floor of the building.

The unique location of **Malá Strana**, just a few minutes' walk from **Kinských Garden**, the Petřín funicular, and **Kampa Park**. The area offers full amenities, including public and private schools, boutique shops, excellent restaurants, and cozy cafés. Within walking distance, you will also find the Nový Smíchov shopping and entertainment center, the **French Lycée**, Goethe-Institut, art galleries, museums, and theaters. The nearby **Střelecký Island** has become a local entertainment hub, featuring a summer open-air cinema, a children's playground, a restaurant, and a café.

Floor area according to the survey 177.9 m² (according to the owner's declaration 169 m²), terraces 18.5 m² and 13.5 m², storage approx. 20 m².

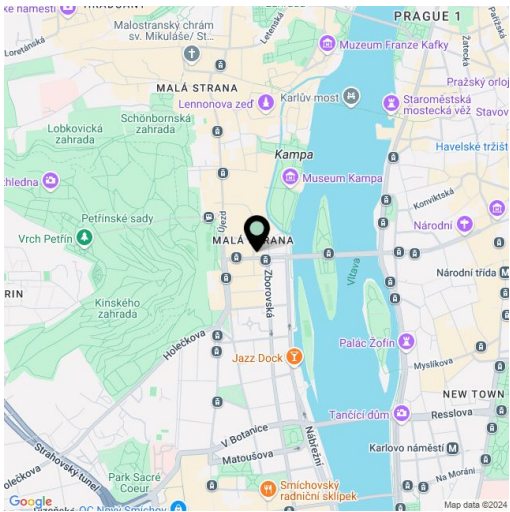


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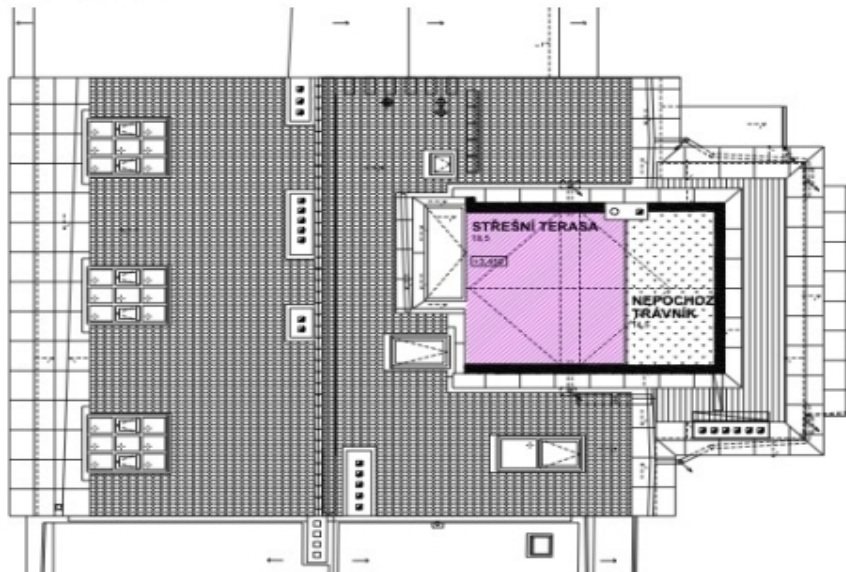


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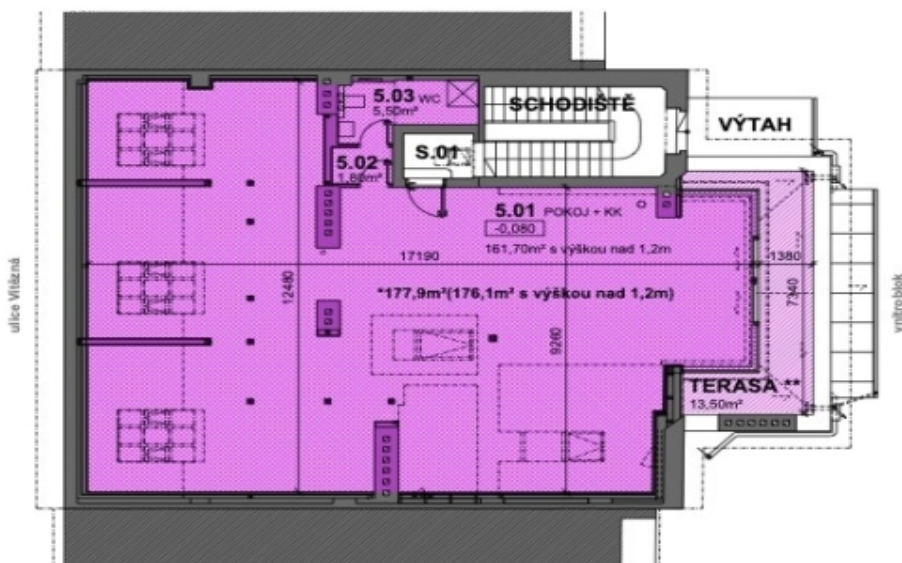
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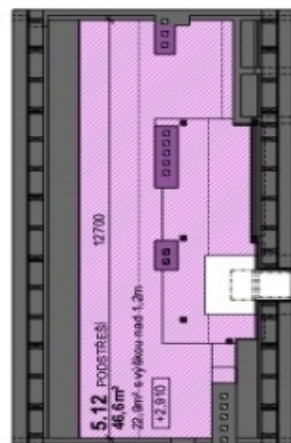
Pohled na střechu



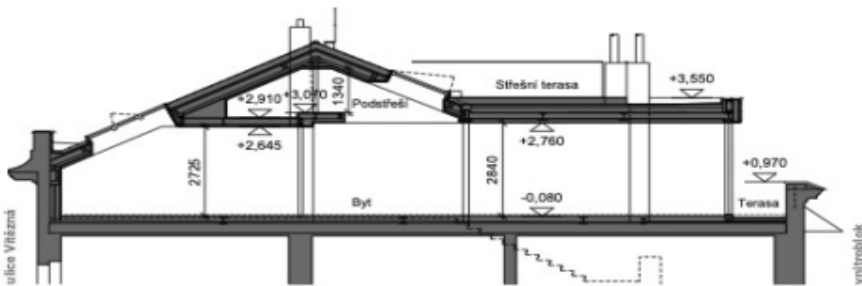
Půdorys bytu



Půdorys podstřeší



Řez bytem



POPIS BYTOVÉ JEDNOTKY

- *177,9m² PODLAHOVÁ PLOCHA byt č.6
- 78,6m² DALŠÍ PŘIDRUŽENÉ PLOCHY BYTU:
- **TERASA, **STŘEŠNÍ TERASA, PODSTŘEŠÍ
- 256,5m²

KONSTRUKCE

* PODLAHOVÁ PLOCHA DLE VÝHLÁŠKY 366/2013Sb.
** VENKOVNÍ TERASA JE VE VÝHRADNÍM UŽÍVÁNÍ BYTU č.6
pozn.: ±0,000 je úroveň stávajícího bytu

±0,000 = 213,80 m.n.m. (Bpv), souřadnicový systém JTSK

m 1:125, formát A3

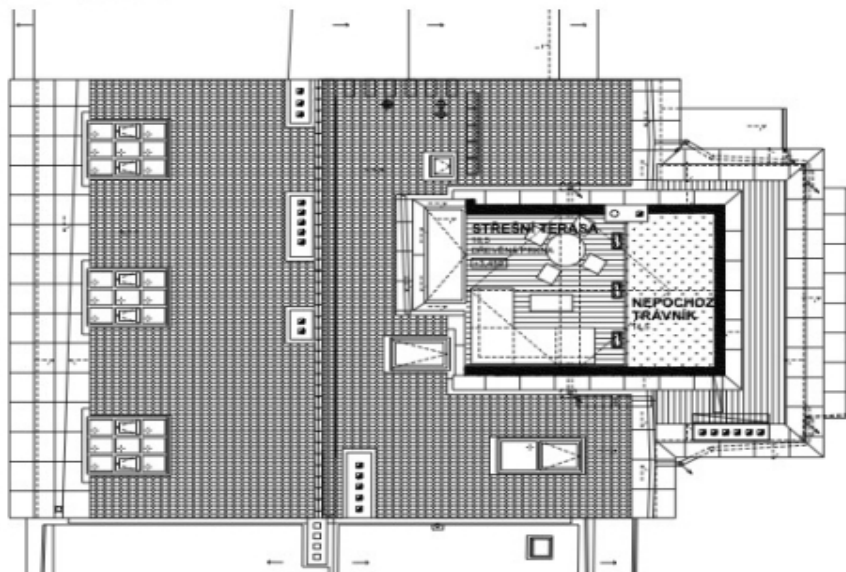


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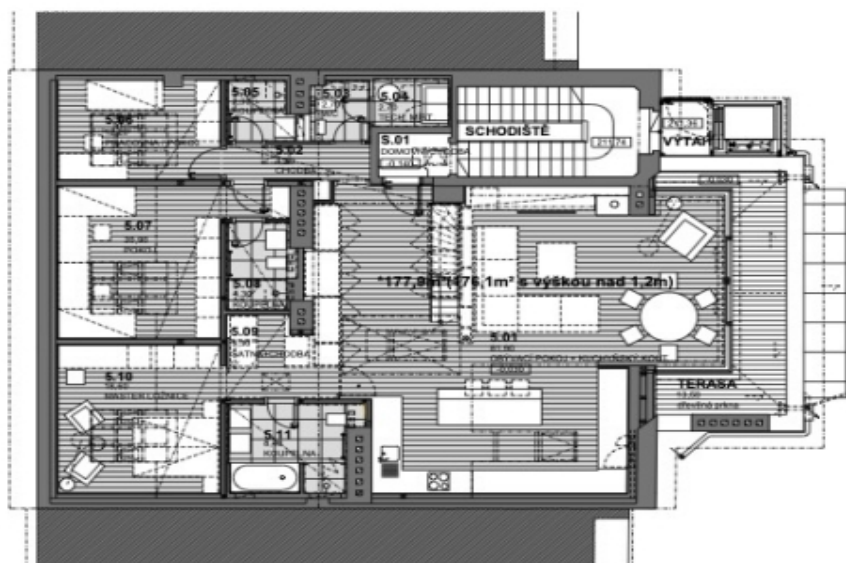
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Pohled na střechu



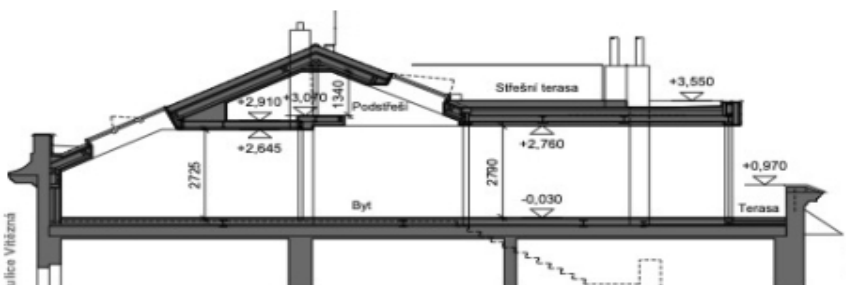
Půdorys bytu



Půdorys podstřeší



Řez bytem



POPIS BYTOVÉ JEDNOTKY

*177,9m² PODLAHOVÁ PLOCHA byt č.6
46,6m² PLOCHA PODSTŘEŠÍ
**13,5m² TERASA
***18,5m² STŘEŠNÍ TERASA
256,5m² CELKEM

* PODLAHOVÁ PLOCHA DLE VÝHLÁŠKY 366/2013Sb.
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