# Keenly-Priced Romantic Prague Penthouse

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With Valentine's Day uppermost in lovers' minds, this romantic Prague penthouseis the perfect city love nest – what's more it's priced to sell in a Czech market that's waking up from a long sleep.

Glynn Evans, Managing Director of selling agent Ibiza Sotheby's International Realty, comments, "Like much of the western world, the Czech Republic property market was suppressed for many years but it's turned a corner and begun to boom. Banks are lending, interest rates are at a record low, house prices have fallen on average 20%, and the pent-up demand accumulated in the 'hibernation' period is making itself known. Seduced by more reasonable prices, investors are back and things are looking very optimistic for 2015. Capital Prague has already seen a small 2% house price increase and an economic daily recently reported that developers sold 6,000 new-build apartments in Prague last year – more than the pre-crisis year of 2007 – with every sixth flat going to a foreigner."

Glynn continues, "This particular penthouse is the third property in our portfolio from the same vendor – the others being a country retreat in Ibiza and a decadentmansion in South Africa - and they're all immaculately presented with not one penny spared when it comes to home automation, interior design and quality of fixtures and fittings. This home was fashioned from six apartments spanning the two top floors to form a big loft-style townhouse overlooking the City. Currently on the market for less than the cost of build and furnishing, it's perfectly suited to a bachelor, actor, artist or couple who like to entertain. A few tweaks, and it would also cater to family living."

Set in petite leafy 'Prague 2' district, this location has the advantage of easy access to the centre as well as having its own identity characterised by trendy restaurants, parks and green space – more light and air than popular but crowded 'Prague 1'. Prague has transformed over the past 15 years into a stunning cosmopolitan city which has everything you'd expect from, say London, but with an out-of-this-world beauty to match. From coffee shops to bistrots, including renowned Boulangerie Paul from Paris, the culinary offering is excellent with cost of living massively undercutting the major northern European capitals.

**Ref 6957 - Romantic Penthouse - Prague**

Set in an art nouveau building with panoramic views over Prague Castle, the largest ancient castle in the world, this penthouse is centrally located in a high-end residential area next to Namesti Miru Square which is dominated by the pretty Church of Ludmila. Offering vast entertaining spaces and natural light throughout, the property is distributed over the top two levels interconnected by a grand staircase. The home has two bedroom suites, an elegant office, additional bathroom, open-plan reception and dining room, a lounge with fireplace and fully-fitted kitchen with state-of-the-art appliances. Furnished and decorated with exquisite taste, a long list of antiques and objets are also for sale.

Three bedrooms, Three bathrooms

Built area – 385m²

Price - 936,000 euros (approx 700,000 GBP)

Contact Ibiza Sotheby's International Realty on (+34) 971 31 07 99,ibiza@ibizasir.com or visit www.ibiza-sothebysrealty.com. Social media:www.facebook.com/IbizaSothebysRealty / www.twitter.com/IbizaSIR /https://plus.google.com/+Ibiza-SothebysRealty.

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