

## Apartment One-bedroom (2+1)

Rented

73.5 m<sup>2</sup>, Prague 5, Malá Strana, Újezd



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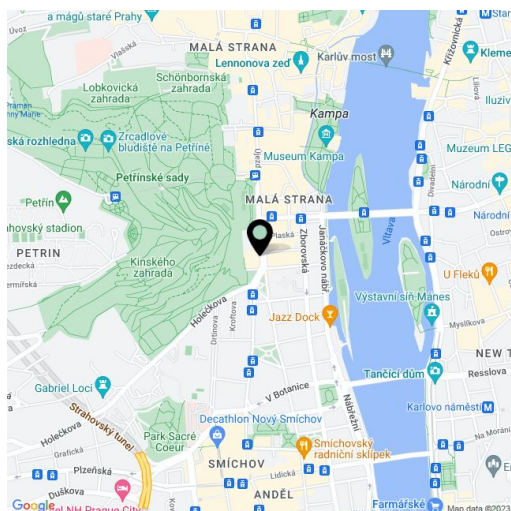
**Rented**73.5 m<sup>2</sup>, Prague 5, Malá Strana, Újezd

<b>Total area</b>	75 m <sup>2</sup>
<b>Floor area*</b>	74 m <sup>2</sup>
<b>Balcony</b>	2 m <sup>2</sup>
<b>Parking</b>	Garage parking available.
<b>Garage</b>	Yes
<b>Cellar</b>	-
<b>Service price</b>	Deposit for common building charges and utilities CZK 7,500/month + VAT.
<b>PENB</b>	G
<b>Reference number</b>	9285
<b>Available from</b>	Immediately

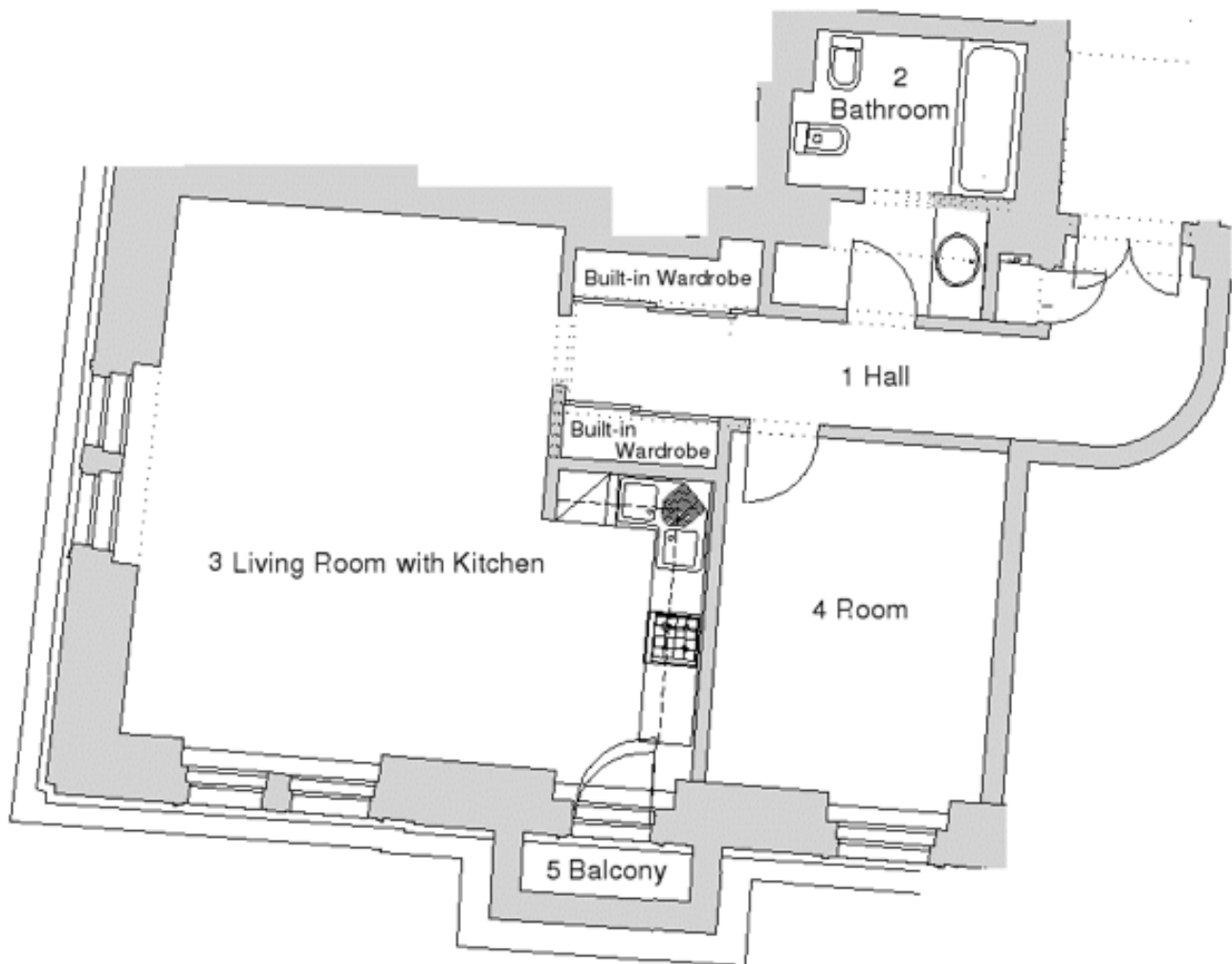
**This elegant furnished 1-bedroom apartment with a balcony offers spacious rooms, over-sized windows, and a well-designed layout. Situated on the third floor of a fully refurbished historic building with an elevator, a reception, and garage parking. Located in the picturesque Malá Strana neighborhood at the bottom of Petřín Hill Park, within walking distance of the Vltava River and Kampa Park, with full amenities and easy access to the city center.**

The interior includes a comfortable a living room with a fully equipped open plan kitchen and access to the balcony, one bedroom, built-in closets, a stylish stone bathroom with a Jacuzzi tub, and an entrance hall.

Other amenities include high ceilings and windows overlooking the park that create a pleasant airy atmosphere. Built-in wardrobes, security entry door, dishwasher, washer, dryer, monitored alarm system and video entry phone, alarm. Cleaning can be arranged upon request. Garage parking available for CZK 3,900/month + VAT. Available from May 2023.



\* 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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1	Hall + Wardrobe	Chodba + Šatník	13,15	m <sup>2</sup>
2	Bathroom	Koupelna	7,55	m <sup>2</sup>
3	Living Room with kitchen	Obývací pokoj s KK	37,15	m <sup>2</sup>
4	Room	Pokoj	13,30	m <sup>2</sup>
5	Balcony	Balkon	1,51	m <sup>2</sup>
	Total	Celkem	72,66	m <sup>2</sup>

