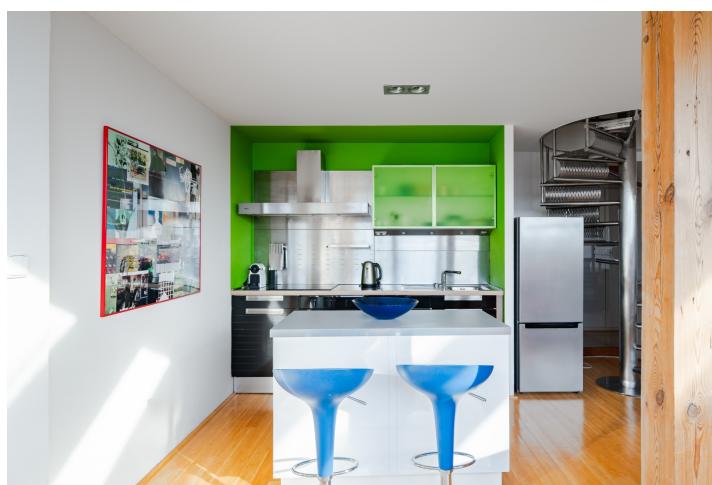




## Apartment One-bedroom (2+kk)

Rented

89.5 m<sup>2</sup>, Prague 1, Malá Strana, U železné lávky

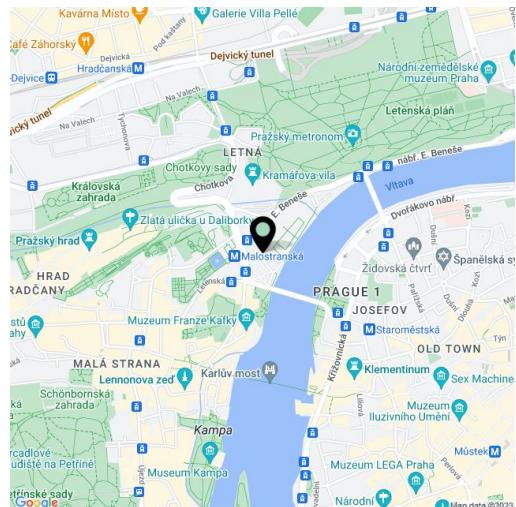




## Apartment One-bedroom (2+kk)

**Rented**89.5 m<sup>2</sup>, Prague 1, Malá Strana, U železné lávky

Total area	90 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for building services, water, electricity, and gas CZK 7,000.
PENB	G
Reference number	100475
Available from	Immediately



\* 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.

**This high-end, fully furnished one-bedroom split-level attic apartment offers truly exceptional panoramic views of Prague Castle, Petřín Hill, the Old Town skyline, the Vltava River, Charles Bridge, and the National Theater. The apartment occupies the top (4th and 5th) floor of a beautifully renovated late 19th-century building with an elevator and a quiet, landscaped green courtyard, providing privacy and comfort in the heart of the city. The building is set directly opposite a small park and the Malostranská metro station (line A), with multiple tram connections just a few steps away, ensuring effortless access across Prague. Malostranské Square is a five-minute walk away, while Old Town, Lesser Town, and Letná Park are all easily reachable on foot. The area offers a full range of premium services and everyday amenities, including shops, bakeries, medical services, as well as an excellent selection of renowned restaurants, stylish cafés, wine bars, and traditional Czech pubs. Residents will also appreciate the proximity to cultural institutions, galleries, and theaters, along with riverfront promenades, parks, and scenic walking and bike paths, making this an ideal residence for those seeking refined urban living with a historic charm.**

The lower level of the apartment features a living room with a fully fitted open plan kitchen and a skylight with **beautiful views**, a shower bathroom with a toilet, and an entrance hall with built-in wardrobes. The upper floor includes a gallery with a bedroom.

**Air-conditioning, hardwood parquet floors, tiles, gas boiler, washing machine, induction cooktop.**