



## Apartment Two-bedroom (3+kk)

Rented

87 m<sup>2</sup>, Prague 1, Malá Strana, Hellichova

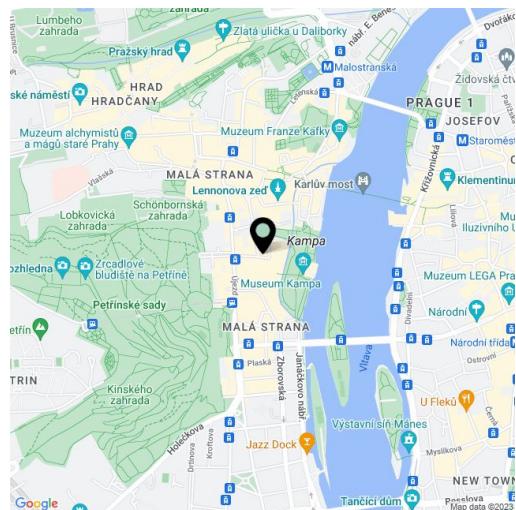




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Total area	91 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage parking nearby.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	26778
Available from	Immediately



\* 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 modern, bright furnished flat with a balcony and beautiful views of the landscaped greenery of the Seminar Garden and the Petřín Lookout Tower on the 3rd floor of a secure residential complex with a lift and a reception. An attractive location in Malá Strana near the cable car stop, yet completely away from the main tourist routes. Quiet location within easy reach of the essential amenities, with many quality restaurants and cafes close by. Tram stop nearby, a few stops to Malostranská metro station (line A).**

The interior features two separate bedrooms overlooking the landscaped courtyard - one with built-in wardrobes and utility room, living room with a fully fitted open kitchen and balcony, bathroom (massage shower and bath, sink, toilet), and entrance hall with built-in wardrobes.

Wooden floors, marble tiles and kitchen counter, security entry door, central heating, blinds, washer, dishwasher, microwave oven, TV, cellar. Garage parking can be arranged nearby in Vlašská street at CZK 7,000 per month. Common building charges, water and heating CZK 5,608 per month. Electricity will be transferred to the tenant's name. The flat can be also rented as unfurnished.