



## Apartment Two-bedroom (3+kk)

Rented

117 m<sup>2</sup>, Prague 5, Smíchov, Malátova

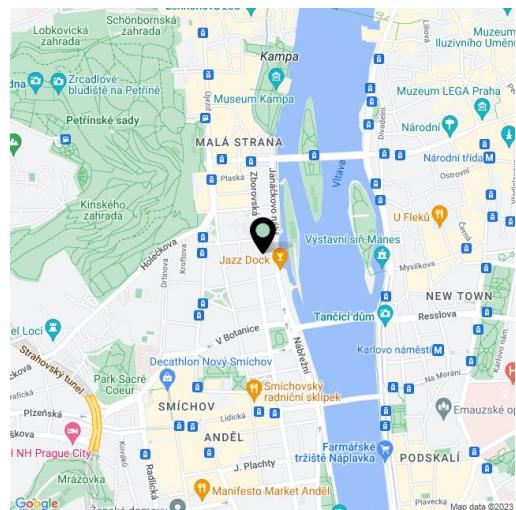




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Total area	117 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, heating, and water CZK 9,000. Electricity is billed separately.
PENB	C
Reference number	31047
Available from	Immediately



\* 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 fully refurbished fully furnished apartment is on the 3rd floor of a Neo-Baroque palace that has been completely renovated, with impressive common areas, an elevator, and an automatic underground parking system. Situated on the border of Malá Strana and Smíchov, mere steps from the Kinských Garden and the Vltava riverbank, and within walking distance of Kampa Island, Petřín Hill, the National Theater, and the Anděl/Nový Smíchov shopping, entertainment, and business center. The location offers full amenities and services, sports and cultural venues, and great transportation connections (Prague Ring Road access, two min. from a tram stop).**

The interior boasts a clever combination of a modern design, preserved original architectural details, and high-standard technology. The unit includes a spacious corner living room with a dining area and a fully fitted open plan kitchen, two bedrooms with en-suite bathrooms and built-in wardrobes, an additional separate toilet, a utility/storage room, and an entrance hall.

**Hardwood floors**, large-format tiles, high ceilings, replicas of the original casement windows, security and fireproof replica of the original entry door, washing machine, dryer, Miele kitchen appliances, dishwasher, induction cooktop, microwave oven, iron, ironing board, video entry door, **cellar**. One **garage parking** space included in the price.