



## Apartment One-bedroom (2+kk)

Rented

94 m<sup>2</sup>, Prague 5, Malá Strana, Zborovská





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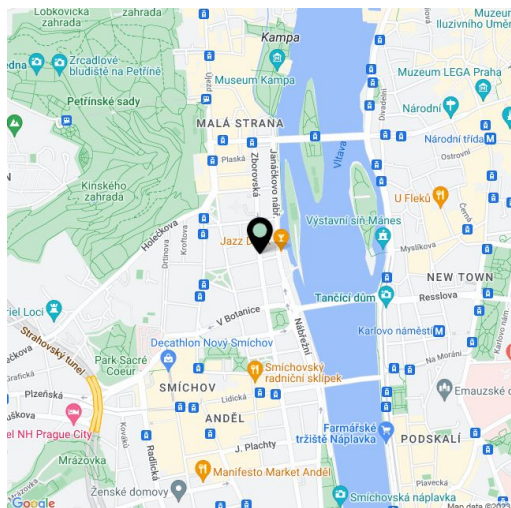
94 m², Prague 5, Malá Strana, Zborovská

|                  |                                                                                                      |
|------------------|------------------------------------------------------------------------------------------------------|
| Total area       | 94 m²                                                                                                |
| Parking          | On-site garage parking.                                                                              |
| Garage           | Yes                                                                                                  |
| Cellar           | Yes                                                                                                  |
| Service price    | Deposit for services and water CZK 130/m2/month.<br>Gas and electricity - transferred to the tenant. |
| PENB             | A                                                                                                    |
| Reference number | 36512                                                                                                |
| Available from   | Immediately                                                                                          |

**High-standard apartment with parking.** This refurbished 1-bedroom apartment is situated on the 1st floor of a late 19th century apartment building that has been meticulously renovated, benefiting from a 24/7 reception, security, camera system, a swimming pool, a sauna, a gym, underground parking, an elevator, and a landscaped courtyard garden. Centrally located just steps from the Vltava riverbank, within walking distance of Kampa Island, Petřín Hill Park, Malá Strana (Lesser Town) and Old Town. The neighborhood has easy access to the Prague Castle, the Anděl commercial center and metro station, and the French School.

The interior features a living room with a dining space and fully fitted open plan kitchen, one bedroom, an en-suite bathroom, a utility room, an additional separate toilet, and an entrance hall.

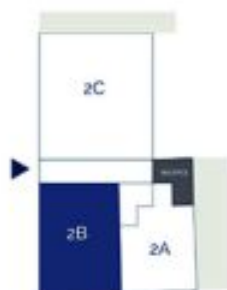
**Smart home control and security system**, quality equipment and finishes, **heat recovery ventilation**, **oak floors**, large-format tiling, security entry door, built-in wardrobes, triple glazed windows, automatic roller blinds, gas boiler, washer, dryer, **SieMatic** kitchen with **Miele** appliances, induction cooktop, dishwasher, microwave oven, video entry phone, Wi-Fi, **cellar**, chip entry, charging station for electric cars. A **garage parking** space is available at CZK 10,000/month + VAT.



\* 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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|                     |                   |
|---------------------|-------------------|
| Celková výměra bytu | 94 m <sup>2</sup> |
| Vstupní hala        | 13 m <sup>2</sup> |
| Kuchyň + jídelna    | 16 m <sup>2</sup> |
| Obývací pokoj       | 28 m <sup>2</sup> |
| Ložnice             | 27 m <sup>2</sup> |
| Koupelna + WC       | 6 m <sup>2</sup>  |
| WC                  | 2 m <sup>2</sup>  |
| Technická místnost  | 2 m <sup>2</sup>  |