



Apartment Three-bedroom (4+kk)

Rented

275 m², Prague 5, Malá Strana, Zborovská

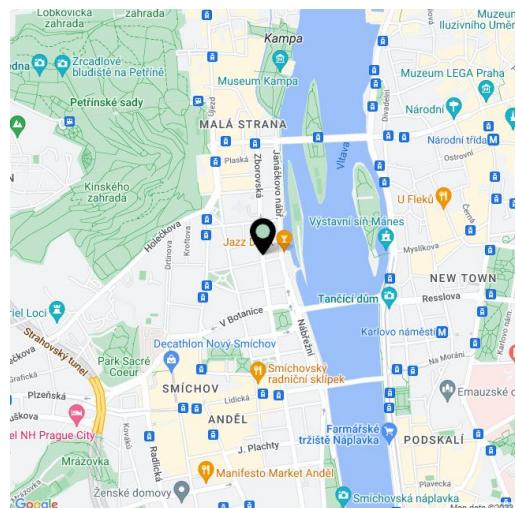




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Total area	293 m ²
Floor area*	275 m ²
Terrace	18 m ²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services and water CZK 130/m2/month. Gas and electricity - transferred to the tenant.
PENB	A
Reference number	36513
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.

High-standard attic apartment with parking. This split-level apartment with an 18 m² terrace and 3 bathrooms is situated on the 5th floor of a late 19th century apartment building that has been meticulously renovated, offering a 24/7 reception, security, camera system, swimming pool, sauna, 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 zone and metro station, and French School.

The lower level features a large living room with a dining space and a fully fitted open plan kitchen, a bedroom, a bathroom, a utility room, an additional separate toilet, a walk-in closet, and a huge open entrance hall with access to the terrace facing the courtyard. The upper floor includes a gallery, two bedrooms, and two en-suite bathrooms.

Smart home control and security system, quality equipment and finishes, **air-conditioning**, **oak floors**, large-format tiles, security entry door, built-in wardrobes, triple-glazed windows, remote-control operated atelier windows, blackout 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.



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6. PATRO – PŘÍZEMÍ BYTU



7. PATRO – PATRO BYTU



Celková výměra bytu 293 m²

Přízemí bytu

Vstupní hala 53 m²

WC 2 m²

Technická místnost 3 m²

Obývací pokoj 73 m²

Kuchyň 26 m²

Terasa 18 m²

Chodba 13 m²

Šatna 7 m²

Pokoj 18 m²

Koupelna + WC 4 m²

Patro bytu

Galerie 21 m²

Pokoj 24 m²

Šatna 2 m²

Koupelna + WC 5 m²

Pokoj 18 m²

Koupelna + WC 6 m²