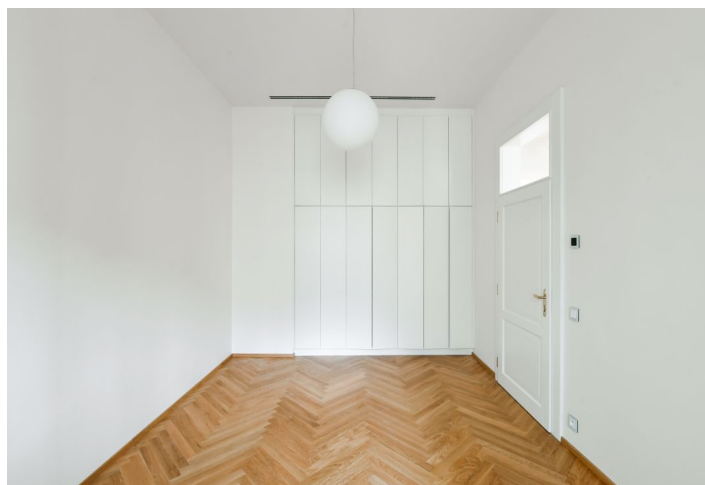




## Apartment Three-bedroom (4+kk)

Rented

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

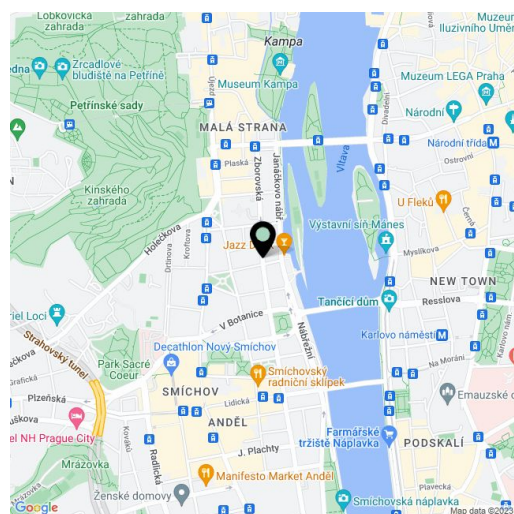




## Apartment Three-bedroom (4+kk)

**Rented**191 m<sup>2</sup>, Prague 5, Malá Strana, Zborovská

Total area	194 m <sup>2</sup>
Floor area*	191 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
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	36517
Available from	Immediately



**High-standard apartment with parking.** This completely refurbished 2-bathroom apartment with a balcony is situated on the 3rd floor of a late 19th century apartment building that has been meticulously renovated, benefiting from 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 center and metro station, and the French School.

The interior features a large corner living room with a dining space, a fully fitted open plan kitchen and **balcony** access, 3 bedrooms, 2 bathrooms, a utility room, an additional separate toilet, and 2 entrance halls.

**Smart home control and security system**, quality equipment and finishes, **heat recovery ventilation**, **oak floors**, large-format tiles, 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.

\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



## Apartment Three-bedroom (4+kk)

**Rented**191 m<sup>2</sup>, Prague 5, Malá Strana, Zborovská

Celková výměra bytu	194 m <sup>2</sup>
Vstupní hala	7 m <sup>2</sup>
Vstupní chodba	11 m <sup>2</sup>
Obývací pokoj	62 m <sup>2</sup>
Kuchyň	18 m <sup>2</sup>
Ložnice	19 m <sup>2</sup>
Ložnice	26 m <sup>2</sup>
WC	1 m <sup>2</sup>
Koupelna + WC	6 m <sup>2</sup>
Technická místnost	1 m <sup>2</sup>
Ložnice	21 m <sup>2</sup>
Koupelna + WC	5 m <sup>2</sup>
Chodba	14 m <sup>2</sup>
Balkón	3 m <sup>2</sup>