



## Apartment Three-bedroom (4+kk)

Rented

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



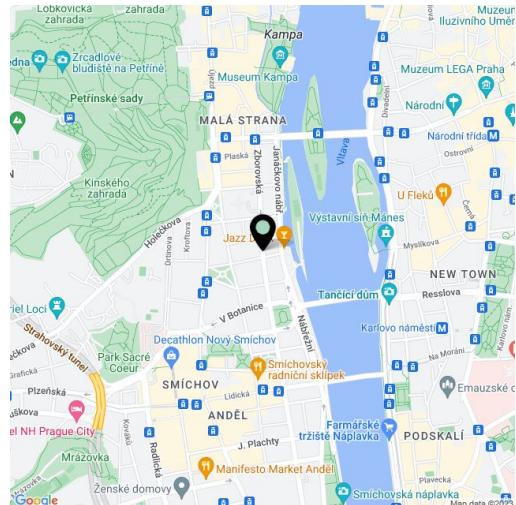


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Total area	175 m <sup>2</sup>
Floor area*	172 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	A garage parking space in the building is available at CZK 10,000/month + VAT.
Garage	Yes
Cellar	Yes
Service price	Deposit for services and water: CZK 98/sq. m./month. Gas and electricity are billed separately.
PENB	A
Reference number	36520
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 apartment with parking.** This completely refurbished apartment with a balcony and 2 bathrooms is situated on the second 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, 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 living room with a dining space and a fully fitted open plan kitchen, 3 bedrooms (one with balcony access), 2 bathrooms, a utility room, an additional separate toilet, and a spacious entrance hall.

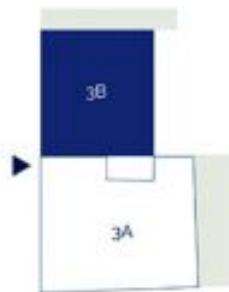
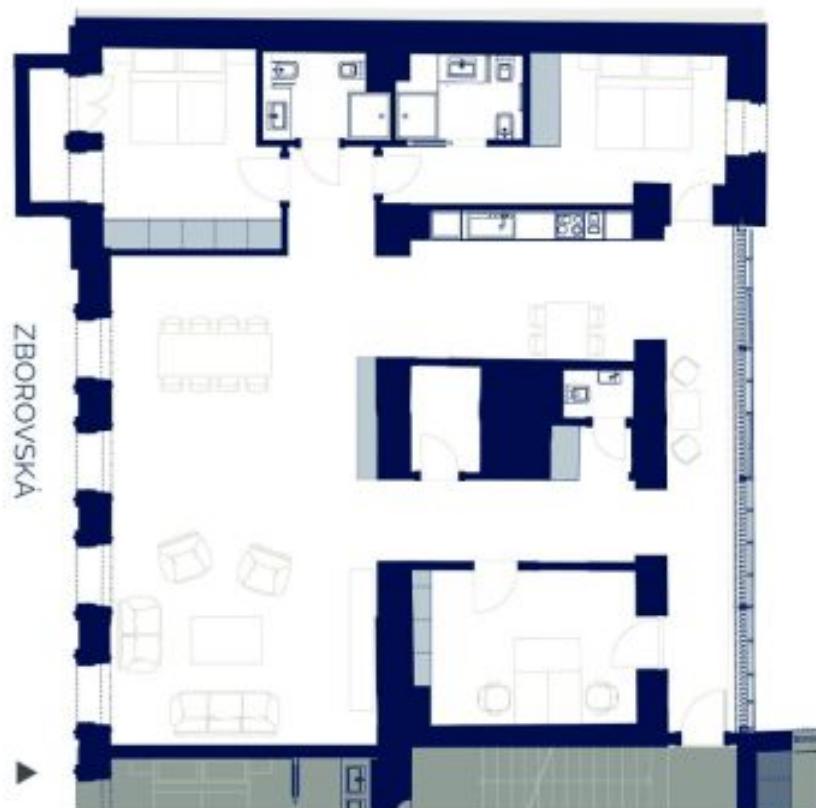
**Smart home control and security system**, quality equipment and finishes, **heat recovery ventilation**, **oak floors**, large-format tiles, security entry door, built-in wardrobes, triple-glazed windows, automatic roller blinds, gas boiler, washer, dryer, **SieMatic** kitchen with **Miele** appliances, induction cooktop, dishwasher, microwave oven, video entry phone, WiFi, **cellar**, chip entry, charging station for electric cars.



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### Celková výměra bytu

175 m<sup>2</sup>

Vstupní hala	17 m <sup>2</sup>
Chodba	13 m <sup>2</sup>
WC	2 m <sup>2</sup>
Technická místnost	3 m <sup>2</sup>
Pracovna	16 m <sup>2</sup>
Obývací pokoj s jídelnou	59 m <sup>2</sup>
Ložnice	16 m <sup>2</sup>
Koupelna + WC	4 m <sup>2</sup>
Koupelna + WC	4 m <sup>2</sup>
Ložnice	17 m <sup>2</sup>
Kuchyně	17 m <sup>2</sup>
Chodba	4 m <sup>2</sup>
Balkón	3 m <sup>2</sup>