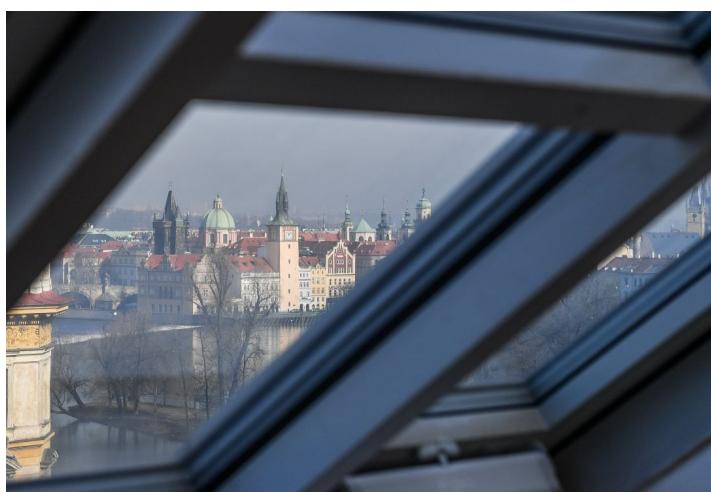




## Apartment Three-bedroom (4+kk)

Rented

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



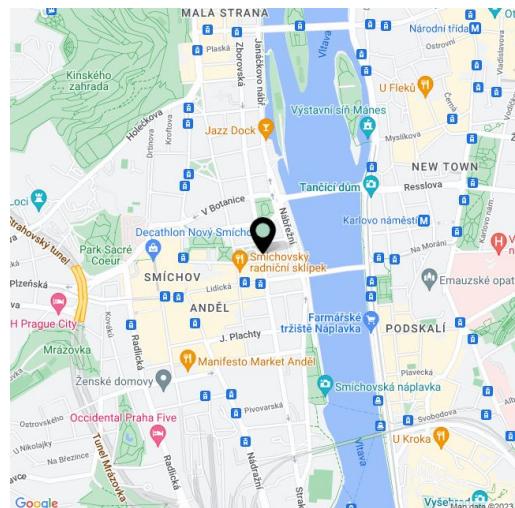


## Apartment Three-bedroom (4+kk)

Rented

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

Total area	183 m <sup>2</sup>
Floor area*	162 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38653
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.

**Boasting impressive views of the Prague Castle, this is a fully newly renovated 3-bedroom 2-bathroom split-level attic apartment with a terrace, on the 4th floor of a completely refurbished historic building with a new lift and preserved original details. Located on the Malá Strana and Smíchov divide, just a short walk from the Vltava riverbank, the Kampa Island and Petřín Hill, within quick reach of the National Theater, the city center, the Nový Smíchov entertainment and shopping center, Anděl metro station, and the French School.**

The lower level features a spacious living room with a large automatic atelier window, two bedrooms, a bathroom (walk-in shower, toilet), a large walk-in closet / laundry room, and an open entrance hall. The upper floor offers a gallery with a fully fitted kitchen and **views of the Castle**, a terrace facing a landscaped courtyard, a small bedroom, and a second bathroom (walk-in shower, toilet).

**Air-conditioning**, quality laminated floors, tiles, gas boiler, Villeroy & Boch bathroom fixtures, washer, dryer, dishwasher, induction cooktop, microwave oven, video entry phone, alarm. Monthly deposit for service charges: CZK 500/person/month. Utilities (gas, electricity, water) are billed separately.