



## Apartment Three-bedroom (4+1)

Rented

172 m<sup>2</sup>, Prague 1, Malá Strana, Hroznová





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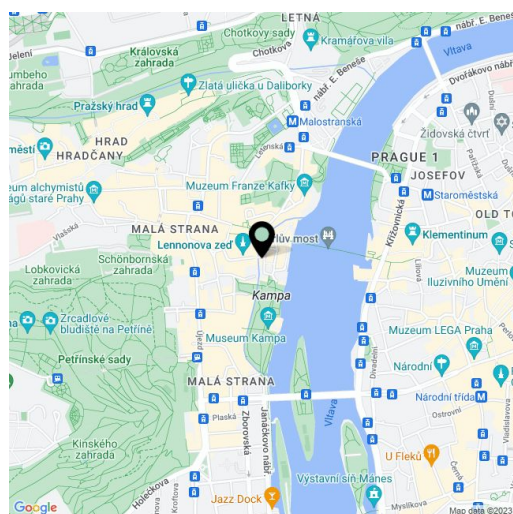
**Rented**172 m<sup>2</sup>, Prague 1, Malá Strana, Hrozenová

Total area	172 m <sup>2</sup>
Parking	Parking available 300 m from the building.
Cellar	-
PENB	G
Reference number	19257
Available from	Immediately

Benefiting from a beautiful romantic location and views of the Prague Castle and Petřín Hill, this 3-bedroom 2-bathroom three-level attic flat is on the top three floors of a completely refurbished historic building with a lift, in the heart of Malá Strana neighborhood. Situated on the picturesque Kampa Island, moments from the Charles Bridge and within walking distance of the Prague Castle and the Old Town.

The interior offers, on the first floor, a spacious living room with stunning views, a fully fitted kitchen with integrated appliances and a stone counter top, a guest toilet with bidet, and utility area. The second floor includes two bedrooms, a fitted walk-in closet, bathroom with tub, bidet and toilet, and a study. The top floor features a large attic bedroom and bathroom with tub, bidet and toilet, ideal for either the master bedroom or guest suite with amazing views of the Malá Strana roof tops, the Prague Castle and Petřín Hill, as well as a slice of the Charles Bridge.

The apartment was reconstructed to a high standard using Italian materials and finishes. Solid wood parquet floors, built-in wardrobes, wooden beams, wooden shutters, security entry door, washer, dishwasher, audio entry phone. Parking can be arranged 300 m from the building. Common building charges and utilities are billed separately.



\* 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.