



## Apartment Four-bedroom (5+1)

Rented

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





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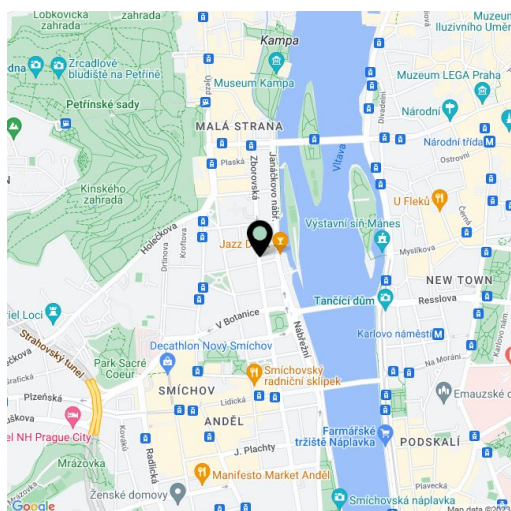
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Total area	165 m <sup>2</sup>
Floor area*	160 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking included.
Garage	Yes
Cellar	Yes
Service price	30 CZK Monthly per m <sup>2</sup>
PENB	G
Reference number	2613
Available from	Immediately

Boasting a unique enclosed balcony and beautifully preserved historic details, this high standard 3-bedroom 2-bathroom apartment with parking is on the first floor of a fully restored Neo-Renaissance apartment building with a lift at the Malá Strana and Smichov divide. Located just moments from the Vltava riverbank, the Kampa Island and the Petřín Hill, and within walking distance of the Old Town and the city center. Quickly accessible are also the Nový Smíchov entertainment and shopping center, the Anděl metro station, and the French School.

Boasting airy rooms, the interior features a living room, a lounge featuring a **heated enclosed balcony decorated with stained glass**, and a fully fitted kitchen with a dining area. There are 3 bedrooms, 2 bathrooms (one is ensuite), an additional separate toilet, and a spacious entrance hall.

High **stucco ceilings**, **solid wood parquet floors**, tiles, original moldings, high quality kitchen appliances and bathroom fittings, tall wardrobes, satellite TV connection, security system, video entry phone, 4,9 m<sup>2</sup> **cellar**. One **garage parking** space in a nearby building included. Service charges CZK 30/m<sup>2</sup> /month. Utilities will be transferred to the tenant.



\* 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.