



## Apartment Three-bedroom (4+kk)

Rented

118 m<sup>2</sup>, Praha 5, Malá Strana, Plaská





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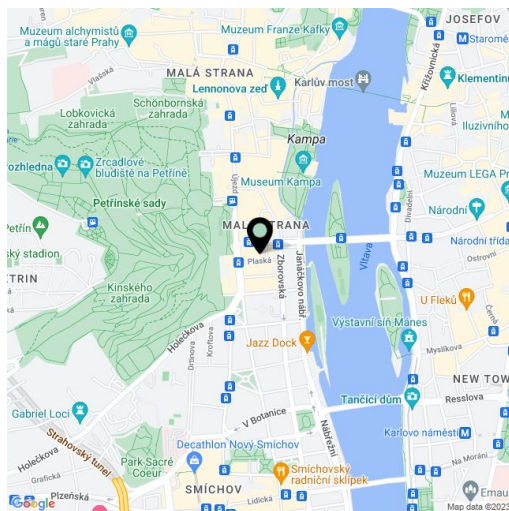
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Total area	126 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	29919
Available from	Immediately

This is a fully furnished, air-conditioned 3-bedroom 2-bathroom split-level attic flat with a terrace, situated on the fifth floor of a well kept renovated residential building with a lift. Located in a quiet street just steps from the Kampa Island, Kinsky Garden and the Vltava riverbank, across the bridge from the National Theatre and the city center with full amenities, and a few tram stops from Nový Smíchov shopping center and Anděl metro station.

The lower level includes a large open living room with dining area, a fully fitted open kitchen and a **view of the Prague Castle**, two bedrooms - one with a **terrace** facing the courtyard, bathroom (bathtub, sink, bidet, toilet), storage room, and a spacious entrance hall. The upper floor features a third bedroom with built-in wardrobes and bathroom (walk-in shower, sink, bidet, toilet).

**Solid wood parquet floors**, tiles, security entry door, gas boiler, washer, dishwasher. Service charges and water CZK 2000 per month. Gas and electricity CZK 3000 per month.



\* 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.