



Apartment Two-bedroom (3+kk)

Rented

106 m², Praha 1, Malá Strana, Míšeňská





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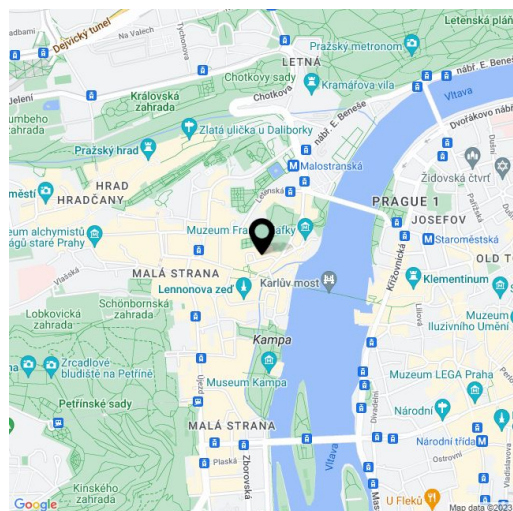
106 m², Praha 1, Malá Strana, Míšeňská

Total area	106 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	35036
Available from	Immediately

Attractive apartment in a unique central Prague location. This is a completely newly renovated, unfurnished 2-bedroom attic apartment with restored wooden painted ceilings, on the second floor of a modern residence consisting of two adjacent Baroque buildings from 1708. The buildings have been completely refurbished to a high standard while maintaining the original features including sandstone door frames, historic staircases, a shared courtyard and original vaulted cellars. The residence is located in a charming cobble stone street in the historic Malá Strana neighborhood, steps away from the Charles Bridge and Malostranské náměstí Square, the Kampa Island Park and the Wallenstein Garden, just minutes from trams and Malostranská metro station, and within walking distance of the Prague Castle.

The interior features a living room with a fully fitted open plan kitchen and a dining area, 2 bedrooms, a bathroom including a free standing bath, a walk-in shower and a toilet, an additional guest toilet, and an entrance hall with a **backlit onyx niche**.

High standard materials and finishes, **air-conditioning**, **smart home system**, **wooden windows**, **solid oak flooring**, underfloor heating, **Gialo Atlantis marble tiling** and **Venetian plaster** in the bathroom and toilet, **Antonio Lupi, Catano** and **Duravit** exclusive **sanitary ware**, built-in wardrobes in the living room, one bedroom and the hall, central heating, dishwasher, induction cooktop, chip access system, **wine cellar** (20 m²). The apartment is **unfurnished**. No lift. Monthly deposit for service charges, water and heating: CZK 3100 for one person. Electricity is billed separately.



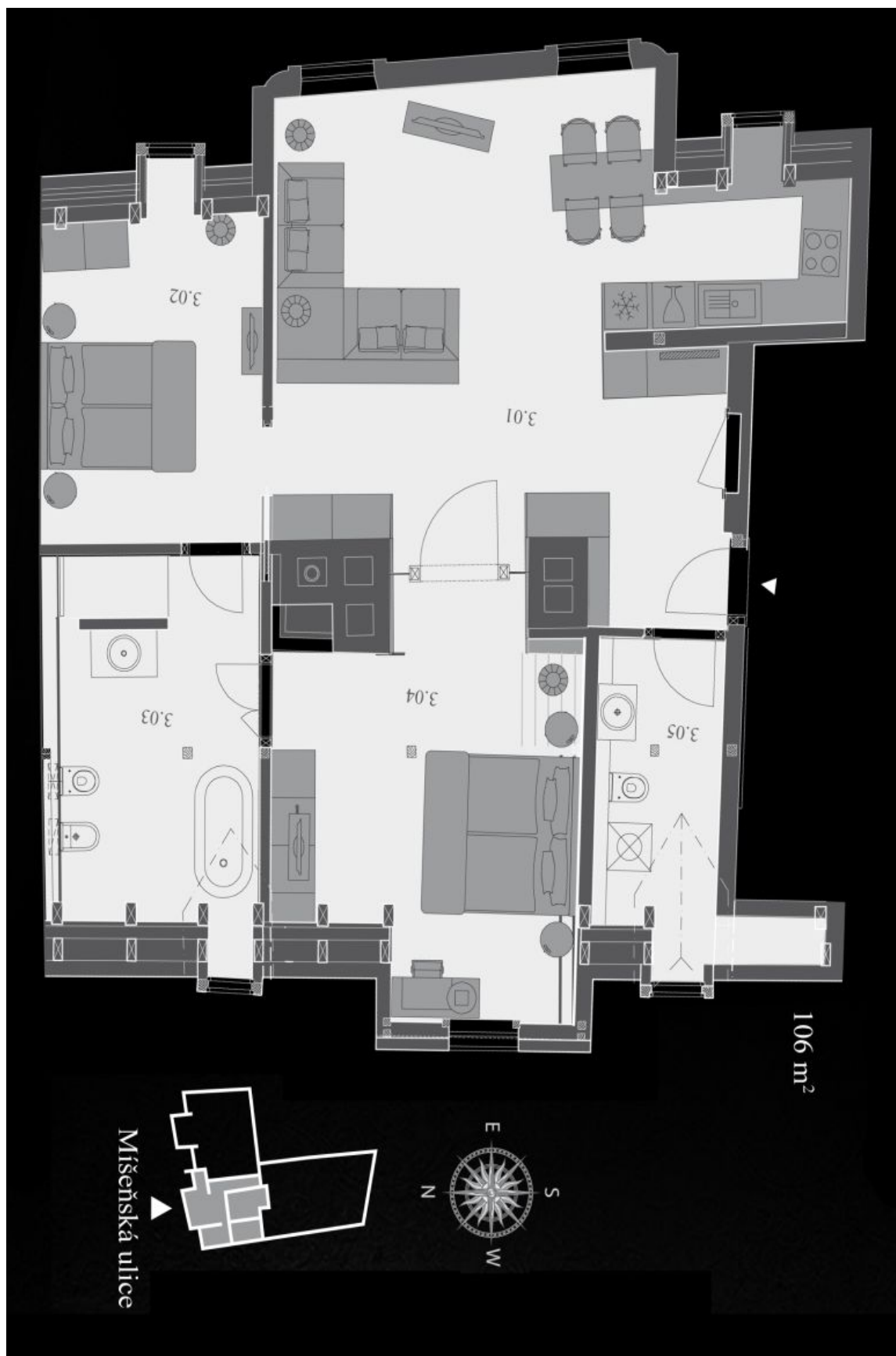
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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TABULKA VÝMĚR		
Číslo místnosti	Účel	m ²
3.01	Obývací pokoj s kuchyňským koutem	44.20
3.02	Ložnice	16.60
3.03	Koupelna	15.90
3.04	Ložnice	20.70
3.05	WC	9.00
CELKEM		106.40
C4	Sklep	19.80