



## Apartment One-bedroom (2+kk)

Rented

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





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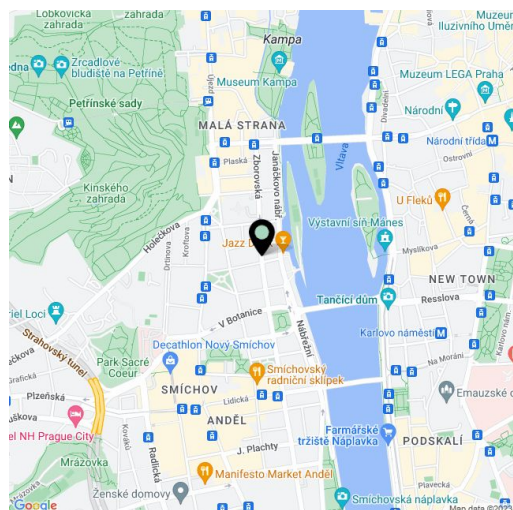
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Total area	94 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for service charges and water consumption: CZK 98/m <sup>2</sup> /month. Gas and electricity are billed separately.
PENB	A
Reference number	36512
Available from	Immediately

**High standard apartment with parking. This refurbished 1-bedroom apartment is situated on the first floor of a late 19th century apartment building that has undergone a meticulous renovation, benefiting from a 24/7 reception, security, camera system, a swimming pool, a sauna, a gym, underground parking, a lift and a landscaped courtyard garden. Centrally located just steps from the Vltava riverbank, within walking distance of the Kampa Island, Petřín Hill Park, Malá Strana (Lesser Town) and Old Town. The neighborhood has easy access to the Prague Castle, the Anděl commercial center and metro station, and the French School.**

The interior features a living room with a dining space and a fully fitted open kitchen, one bedroom, an en-suite bathroom, a utility room, an additional separate toilet, and an entrance hall.

**Smart home control and security system**, quality equipment and finishes, **heat recovery ventilation**, oak floors, large format tiling, security entry door, built-in wardrobes, triple glazed windows, automatic roller blinds, gas boiler, washer, dryer, **SieMatic** kitchen with **Miele** appliances, induction cooktop, dishwasher, microwave oven, video entry phone, WiFi, **cellar**, chip entry, charging station for electric cars. A **garage parking** space is available at CZK 10,000/month + VAT.



\* 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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Celková výměra bytu	94 m <sup>2</sup>
Vstupní hala	13 m <sup>2</sup>
Kuchyň + jídelna	16 m <sup>2</sup>
Obývací pokoj	28 m <sup>2</sup>
Ložnice	27 m <sup>2</sup>
Koupelna + WC	6 m <sup>2</sup>
WC	2 m <sup>2</sup>
Technická místnost	2 m <sup>2</sup>