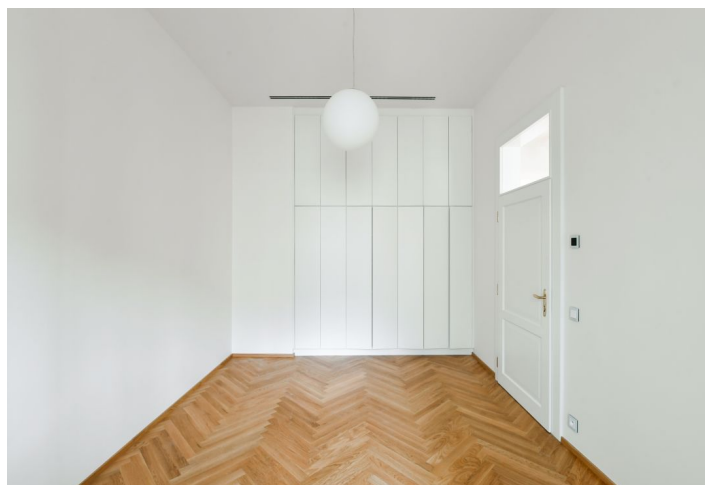




## Apartment Three-bedroom (4+kk)

Ask for price

191 m<sup>2</sup>, Praha 5, Malá Strana, Zborovská





## Apartment Three-bedroom (4+kk)

Ask for price

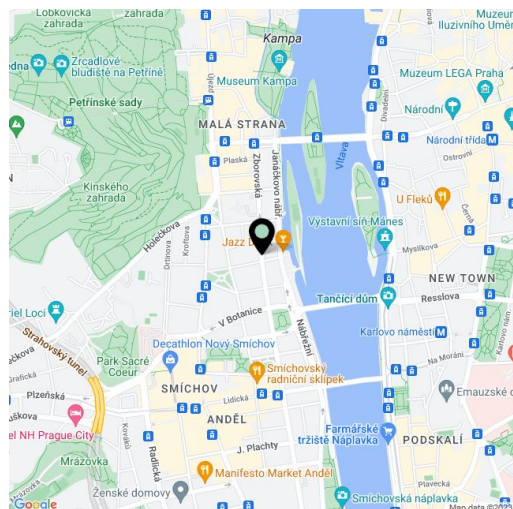
191 m<sup>2</sup>, Praha 5, Malá Strana, Zborovská

Total area	194 m <sup>2</sup>
Floor area*	191 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	36517
Available from	Immediately

High standard apartment with parking. This completely newly refurbished 3-bedroom 2-bathroom apartment with a balcony is situated on the third 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 large corner living room with a dining space, a fully fitted open plan kitchen and balcony access, 3 bedrooms, 2 bathrooms, a utility room, an additional separate toilet, and a 2 entrance halls.

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. Deposit for service charges and water consumption: CZK 70/m<sup>2</sup>/month. Gas and electricity 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.



## Apartment Three-bedroom (4+kk)

Ask for price

191 m<sup>2</sup>, Praha 5, Malá Strana, Zborovská



Celková výměra bytu	194 m <sup>2</sup>
Vstupní hala	7 m <sup>2</sup>
Vstupní chodba	11 m <sup>2</sup>
Obývací pokoj	62 m <sup>2</sup>
Kuchyň	18 m <sup>2</sup>
Ložnice	19 m <sup>2</sup>
Ložnice	26 m <sup>2</sup>
WC	1 m <sup>2</sup>
Koupelna • WC	6 m <sup>2</sup>
Technická místnost	1 m <sup>2</sup>
Ložnice	21 m <sup>2</sup>
Koupelna • WC	5 m <sup>2</sup>
Chodba	14 m <sup>2</sup>
Balkón	3 m <sup>2</sup>