



## Apartment One-bedroom (2+1)

Rented

92 m<sup>2</sup>, Praha 1, Malá Strana, Karmelitská





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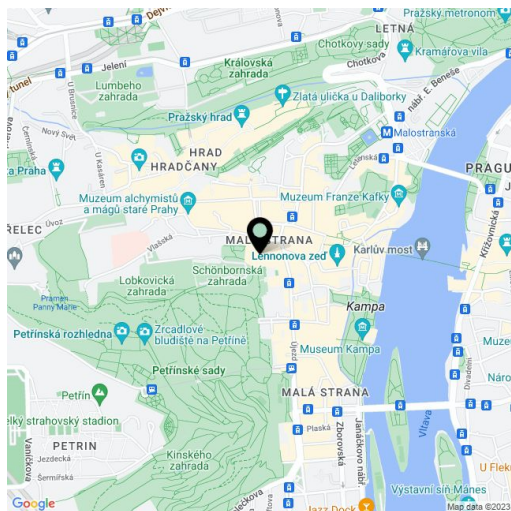
92 m<sup>2</sup>, Praha 1, Malá Strana, Karmelitská

Total area	95 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	421
Available from	Immediately

Newly renovated 1-bedroom flat with a private courtyard terrace, on the first floor of a charming historic palace dating back to the 16th century, with preserved original architectural details. Located in the picturesque Malá Strana neighborhood within walking distance of the Charles Bridge, Kampa Island and the Prague Castle. Moments from a tram stop, two stops to Malostranská metro station, line A.

The interior features a spacious entry hall, a walk-through living room with access to the courtyard terrace, a fitted kitchen, one bedroom with a walk-in closet, bathroom with tub, toilet, and utility / storage room. The windows are oriented towards the tranquil atrium with an original fountain, shrubs and an ivy-covered high wall.

Preserved original details, large windows, wooden shutters, high ceilings, oak parquet floors, tiles, independent gas heating, audio entry phone. No lift. Common building charges and water CZK 450/person/month. Gas and electricity will be transferred to the tenant.



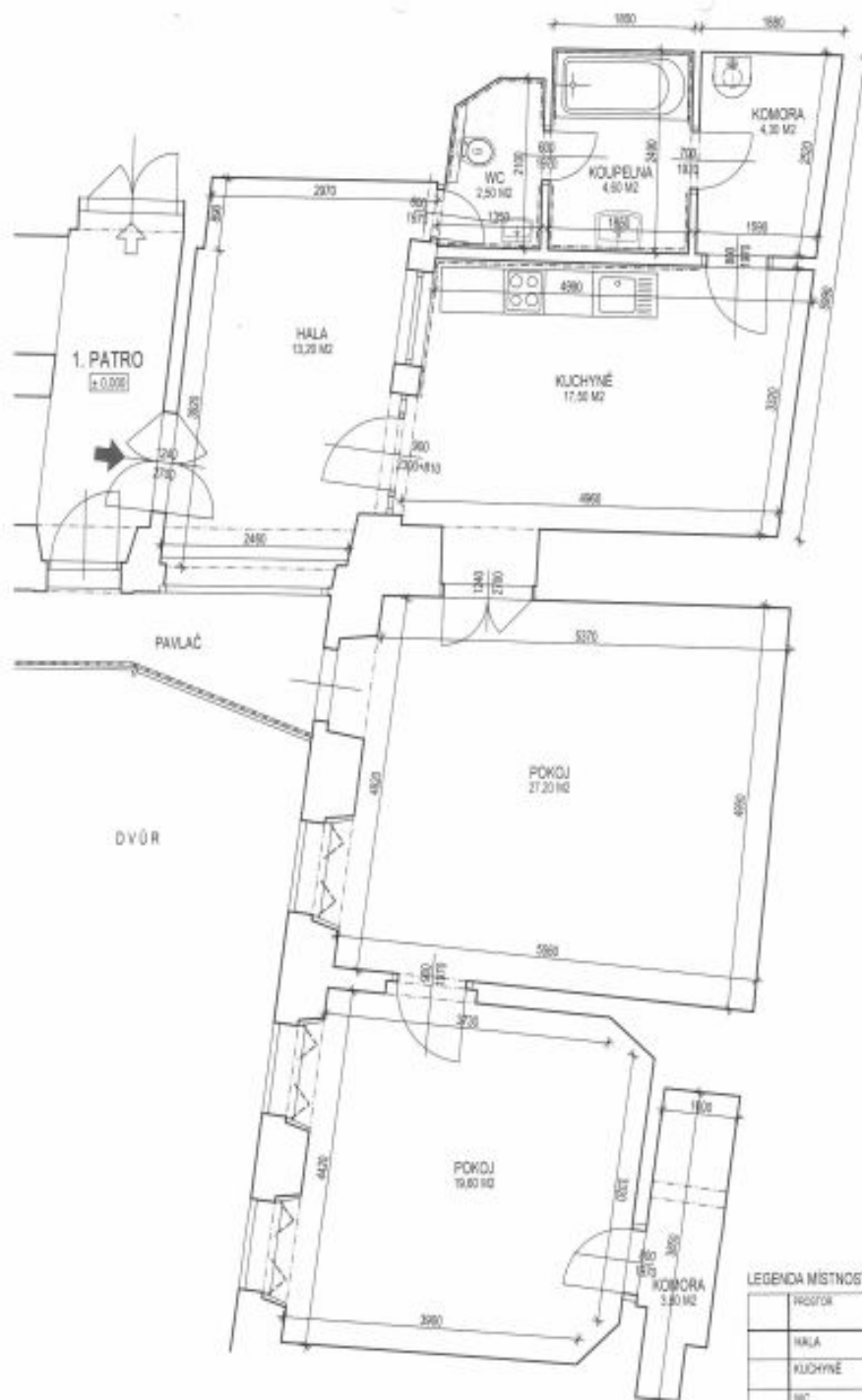
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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PŮDORYS BYTU - 1. PATRO  
ULIČNÍ TRAKT  
M 1:50

LEGENDA MÍSTNOSTÍ:

PROSTOR	ROZSAH M <sup>2</sup>	VÝŠKA MM	POVRCHOVÁ ÚPRAVA PODLAHA
HALA	13,29	3000	KERAM. DLAŽBA
KUCHYNE	17,56	3110	KERAM. DLAŽBA
WC	2,50	2700	KERAM. DLAŽBA
KOUPELNA	4,60	2700	KERAM. DLAŽBA
KOMORA	4,30	2700	KERAM. DLAŽBA
POKOJ	27,20	3000	VLÍŠŤ
POKOJ	19,60	3750	VLÍŠŤ
KOMORA	3,50	3600	VLÍŠŤ
CELKEM	92,29		