



## Apartment Three-bedroom (4+kk)

Rented

166 m<sup>2</sup>, Prague 1, Malá Strana, Na Kampě





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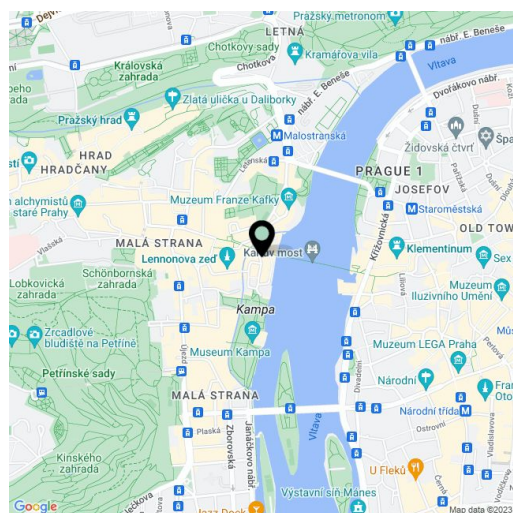
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Total area	207 m <sup>2</sup>
Floor area*	166 m <sup>2</sup>
Terrace	41 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for service charges and utilities is billed separately.
PENB	G
Reference number	43089
Available from	Immediately

This fully furnished air-conditioned 3-bedroom 2-bathroom designer apartment with a large terrace is on the ground floor of a fully refurbished residence with a reception, a sauna, and a fitness room. The historic building from the 17th century is located on Kampa Island in Malá Strana, in the immediate vicinity of the Charles Bridge and the Čertovka Canal, in a picturesque location within walking distance of the Prague Castle and Old Town. Amenities are available within easy reach, and the Malostranská metro station can be reached on foot in just a few minutes.

The high standard interior features a spacious living room with a glass ceiling, a dining area, a fully fitted open plan kitchen, and access to the **terrace**, two bedrooms with en-suite bathrooms (walk-in shower, toilet), a study, a laundry/utility room, a guest toilet, and an entrance hall.

Top quality materials and finishes, new equipment, **air-conditioning**, **hardwood parquet floors**, tiles, built-in wardrobes, gas boiler, **Miele** appliances, washer, dryer. A **parking space** in front of the building is available at CZK 6,000/month + VAT. Cleaning incl. change of bed linen is available at an additional fee. **Mid-term rental** available at a higher rent (minimum of 3 months).



\* 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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