



152 m<sup>2</sup> Všeřdova, Praha 1 - Malá Strana Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                 |  |                                    |                                   |
|-----------------|--|------------------------------------|-----------------------------------|
| Order number    | <b>N6765</b>                           | Price                              | <b>Leased</b>                     |
| Address         | <b>Všeřdova, Praha 1 - Malá Strana</b> | Type                               | <b>Apartments</b>                 |
| Disposition     | <b>3 + kitchenette</b>                 | Usable area                        | <b>152 m<sup>2</sup></b>          |
| Offer status    | <b>Leased</b>                          | Energy performance of the building | <b>G - Extremely uneconomical</b> |
| Floor           | <b>3rd floor</b>                       | Device                             | <b>Partly</b>                     |
| Garage          | <b>Yes</b>                             | Balcony                            | <b>Yes</b>                        |
| Cellar          | <b>Yes</b>                             | Lift                               | <b>Yes</b>                        |
| Date to move in | <b>11. 1. 2024</b>                     |                                    |                                   |

## About real estate

We offer for rent a unique apartment in 3+kt with a floor area of 152 sqm with a unique view of Prague Castle, St. Vitus Cathedral, Hradcany Square palaces and Charles Bridge from a total of six windows. The apartment is located on the 4th floor of a historic neo-Renaissance building with lift from the end of the 19th century in the Lesser Town, which has been sensitively reconstructed while preserving the original architectural elements. The apartment has a south-facing balcony overlooking a quiet courtyard and a basement with built-in storage. Garage parking is available for an additional fee.

The accommodation comprises a spacious living room with dining area and a modern kitchenette fully fitted with top of the range Miele appliances, a bedroom with a separate dressing room, a study with storage space and access to the balcony, two bathrooms, one with a bath and the other with a shower, and an entrance hall.

Oak parquet flooring with Viennese cross, high quality travertine tiles, original neo-renaissance style security entrance door, built-in wooden and designer upholstered wardrobes with ample storage space, remote controlled window curtains, EZS with PCO connection, two built-in safes. The building has a daily concierge service and an all-night security guard.

The apartment's superior finishes meet today's demands for comfortable and modern living. The house is located in the heart of the metropolis, but at the same time in a quiet corner of the beautiful Malá Strana district, away from the tourist bustle, close to the Vltava River and the romantic Čertovka River, in the neighbourhood of the picturesque park on Kampa. There are many top restaurants and cafes in the area. You can relax in the nearby Petřín Gardens or on Střelecký Island. The Újezd tram stop is just a few steps from the house.

Available immediately.