



## Apartment One bedroom

52 m<sup>2</sup> Praha 1, Vlašská

1 500 € per month



Layout  
**One bedroom**

Area  
**52 m<sup>2</sup>**

Terrace  
**7 m<sup>2</sup>**

Balcony  
**7 m<sup>2</sup>**

Quiet apartment in Mala Strana + terrace + quality facilities + air conditioning + free internet + close to tram

We would like to offer you an exceptional one bedroom apartment with terrace in a sought-after quiet part of the Lesser Town close to Prague Castle or Charles Bridge. The location of the apartment not only allows you to feel the intense atmosphere of historical Prague, peace in a place where you would not expect it, but also very fast connection with any part of the metropolis, including the airport from the nearby Malostranská metro station.

The apartment is situated on the third floor of a successfully renovated house overlooking a quiet street or a completely quiet courtyard. Literally an oasis in the very historical centre of Prague. There are only eight residential units in the whole building. The house shows elements of a historical building, however, the condition of the property sensitively corresponds to the demands of modern times.

The apartment is entered from the 4th floor. The central room is a spacious living room with access to the terrace. The sophisticated architectural design of

<b>Price</b>	1 500 €
<b>Floor area</b>	52 m <sup>2</sup>
<b>Terrace</b>	7 m <sup>2</sup>
<b>Balcony</b>	7 m <sup>2</sup>
<b>Floor</b>	3
<b>Building energy rating</b>	G

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the living room and kitchen in one makes it possible to invite a larger number of people into the apartment. The kitchen is fully equipped: dishwasher, fridge, hob, MW oven, washing machine, etc.

The living area is seamlessly connected to the bedroom, which can be completely separated by sliding doors to form a closed room. Further upstairs we find plenty of storage space in built-in wardrobes, a hallway, a modern bathroom, a shower and a separate toilet. The whole apartment is connected by a wooden painted ceiling. A new air conditioning system.

The apartment equipment and accessories: sophisticated apartment lighting, underfloor heating, French windows, built-in wardrobes, washing machine, air conditioning, security doors, house security, etc. The apartment is characterized by excellent quality of workmanship and a high standard of furnishings. The living area of the apartment is 45 m<sup>2</sup>, the usable area is 52 m<sup>2</sup>.

The rent is 38.000,- CZK, services related to the maintenance of the house, water consumption in the household, etc. in the amount of 1.890,- CZK, electricity in the apartment is paid separately, internet is free.

Apartment available from 26th November 2024. Parking is possible in the blue zone.

Lease duration min. 1 year. The owners of the property are not interested in running short term rentals, we will ignore any offers, thank you for your understanding.

According to the amendment to the "Act No. 406/2000 Coll., on Energy Management", the energy class of the house G must be automatically indicated even if the energy class of the property is still being processed.

For more information, please do not hesitate to contact us. Viewings are also possible on public holidays. We highly recommend a viewing.

## VÁŠ MAKLÉR



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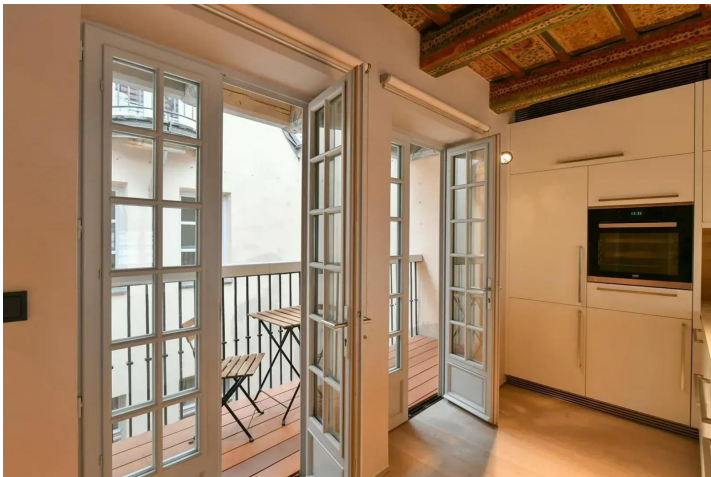
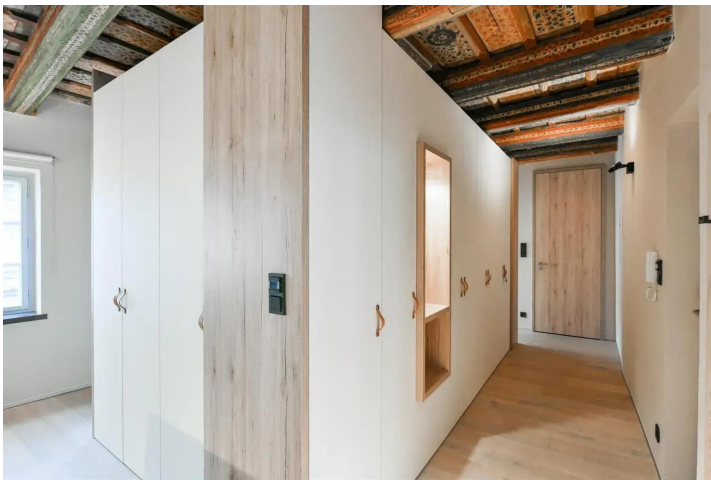
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