# PHILIP&FRANK

PREMIUM REAL ESTATE SERVICES



#### **Three-bedroom Apartment**

184 m² Praha 1, Vlašská

### 99 000 Kč per month



Layout		
Three-bedroom		

Area 184 m²

Land 143 m<sup>2</sup>

Terrace 30 m<sup>2</sup>

We are offering to rent a large 184 m2 apartment with a garden. The apartment is located in Prague 1 on the ground floor in a gated area with an entrance gate to the courtyard, where the genius loci of Mala Strana can be felt. The apartment, full of daylight, has a spacious living room, a fully equipped kitchen (with an oven, refrigerator, freezer, dishwasher, ceramic hob, extractor hood) and a dining room with direct access to a private 143m2 garden with a terrace. The apartment further includes three spacious bedrooms, one on the upper floor and two on the lower floor, one bathroom on the upper floor (with a bathtub, toilet, bidet) and another bathroom on the lower floor (with a bathtub, shower, toilet, and bidet). The apartment also has two separate wardrobes. The floors are covered with parquet and Italian ceramic tiles. It also includes a garden shed. The entire house has an integrated elevator. This attractive and quiet location between Petrin Gardens and Vlasska Street, full of luxury shops, cafes, and restaurants, is just a few minutes from Mala Strana Square, Prague Castle, or Charles Bridge. The apartment's location offers complete amenities and excellent transport accessibility to the Metro Line A, bus line 192 or the tram stop at Mala Strana Square. The residence has excellent access to international schools (ISP/River Side school/Prague British School) and Václav Havel Airport. The energy label of

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Floor area	184 m²
Land	143 m²
Terrace	30 m²
Floor	1
Elevator	Ano
Building energy rating	G

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the building is being processed, therefore we list  ${\sf Class}\ {\sf G}$  -  ${\sf very}$  inefficient. The rent is 100,000 CZK/month and utilities are 5,000 CZK/month. Energy and internet are transferred to the tenant. We recommend a viewing.

### 99 000 Kč per month



# VÁŠ MAKLÉŘ



Helena Haubová +420 602 544 858 info@philip-frank.com









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