



## Apartment Two bedroom

86 m<sup>2</sup> Praha 1, Vlašská

2 300 € per month



Layout  
**Two bedroom**

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

Just renovated apartment + 2 bedrooms + 2 bathrooms + quality facilities + free internet + close to tram

We would like to offer you an exceptional 3+kk apartment for rent 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 cozy apartment is situated on the second floor of a successfully renovated house overlooking a one-way low-traffic street or a completely quiet courtyard. Literally an oasis in the very historical centre of Prague. The house shows elements of a historical building, however, the condition of the property sensitively corresponds to the demands of modern times.

You'll be surprised to see how the entrance hall, study, living room and kitchen can all be used naturally, thanks to the ingenious division of the apartment space, so that the "individual rooms" fulfil their function without interfering with

<b>Price</b>	2 300 €
<b>Floor area</b>	86 m <sup>2</sup>
<b>Floor</b>	1
<b>Building energy rating</b>	G

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each other. This compact and aesthetic whole is complemented by the fact that the quality furniture for the entire apartment has been custom-made. The thoughtful architectural design of the space makes it possible to invite a larger number of people into the apartment. Up to six people can sleep comfortably in the apartment, in the two bedrooms, where there are double beds, and in the living room, where two beds can be easily arranged. Two separate full bathrooms are sure to satisfy even the most demanding tenants.

A painted wooden ceiling connects the entire apartment.

Fully equipped kitchen: dishwasher, fridge, freezer, hob, combi oven, etc. Built-in wardrobes, washing machine, tumble dryer, sofa, dining set, work desk... Both bedrooms then have double beds with built-in wardrobes, both bathrooms have walk-in shower, toilet, washbasin and bathroom furniture. The comfort of the apartment is influenced by the sophisticated lighting control of the apartment, underfloor heating, security doors, house security, etc. On the floors there are first-class large-format tiles combined with wooden oak strips.

The apartment is characterized by excellent quality of workmanship and high standard of furnishings. The living area of the apartment is just under 90 m<sup>2</sup>. House fees 2.500,- CZK + electricity in the apartment.

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

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

Please do not hesitate to contact us for more information.

## VÁŠ MAKLEŘ



**Monica Mollicone**

+420 602 544 858

[info@philip-frank.com](mailto:info@philip-frank.com)

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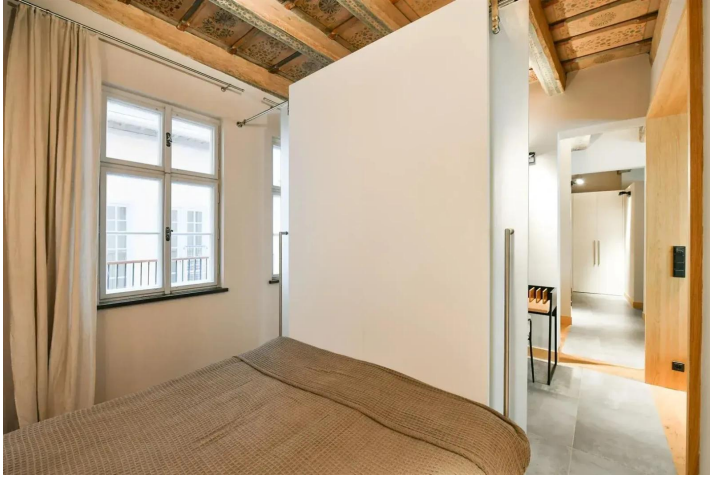
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