



Apartment Six-bedroom (7+kk)

€ 3 796 | CZK 95 000

270 m², Prague 5, Malá Strana, Rošických





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Total area	270 m²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	30363
Available from	Immediately

Boasting an excellent location and beautiful green views, this elegant 6-bedroom 3-bathroom split-level flat with garage parking is situated on the third floor of a historic building that underwent a high standard renovation. Located in a quiet cul-de-sac in the picturesque Malá Strana neighborhood, right at the bottom of Petřín Hill Park, within walking distance of the Vltava River and Kampa Park, with full amenities in close vicinity and very quick access to the city center.

The lower level includes four bedrooms (one is walk-through), two bathrooms incl. a **massage bath** and a walk-in shower, a huge living room with a **fireplace**, dining area and a fully fitted open kitchen, **walk-in closet**, laundry room, two additional separate toilets, and entrance hall. The upper floor features a **large playroom**, two bedrooms, bathroom with a massage bath and a walk-in shower, storage room, an additional toilet, and a separate entrance.

Spacious airy rooms, preserved original details, high ceilings, **hardwood floors**, tiles, security entry door, built-in storage, central heating, washer, dryer, dishwasher, video entry phone, alarm that can be connected to a security agency, **cellar**, lift, balconies on the mezzanine floors of the building. Up to three **garage parking** spaces available at CZK 3500 + VAT /space/month. Deposit for common building charges CZK 15,000/month. Electricity will be transferred to the tenant's name.

* 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.

