



**125,000 CZK/ per month**

+ house charges incl. electricity 22.000 CZK + 21%VAT

**Duplex apartment with terrace for rent: Praha 5 - Malá Strana, Újezd**  
Újezd, Praha 5

registration number	<b>26027</b>
type of contract	<b>rent</b>
area	<b>286 sqm</b>
balcony	<b>yes</b>
parking	<b>garage</b>
available from	<b>25.08.2025</b>

property type	<b>flat</b>
disposition	<b>5+1</b>
floor	<b>5th floor</b>
terrace	<b>yes</b>
PENB energy label	<b>G</b>

We offer for rent a representative four bedroom duplex apartment with a large terrace on the 5th and 6th floor of a renovated neo-renaissance apartment building with an elevator in a sought-after location of Prague 5 on the border of Malá Strana and Smíchov. The apartment has a total area of 286 sqm and offers on the lower lever an entrance hall, a spacious living room, a fully equipped kitchen with all appliances (ceramic hob, oven, refrigerator, dishwasher and microwave), 1 bedroom with a private bathroom with a bathtub, shower, toilet and bidet, a dressing room and access to the balcony. Two more bedrooms, both with access to the balcony, 1 bathroom with bathtub, toilet and bidet, a small dressing room and a storage room. On the upper level there is an open room with the possibility of using it as a guest bedroom or a playroom for children, 1 bathroom with shower, toilet and bidet, laundry room with washing machine and dryer and a 35 sqm terrace with a pergola, a seating area with a breathtaking view of Petřín Hill and Prague Castle. The apartment is partially furnished and its equipment includes a dining table with chairs, a bed and a built-in wardrobe in the bedroom, a fitted wardrobe, curtains, shelves in the bathroom, air conditioning, alarm, videophone, security door, wooden parquet floors, marble floors in the bathrooms, gas heating. There is outdoor furniture and a pergola on the terrace, and an irrigation system has been installed for the plants on the terrace. There is also a basement storage for use. The house has a daily reception desk and the possibility of using the maintenance services. Perfect location opposite Petřín Park, within walking distance of Prague Castle, Charles Bridge, Lesser Town Square. The house is surrounded by all civic amenities: restaurants, cafes, bistros, shops, medical facilities. Just a few steps from the French Lyceum, tram station, Anděl metro station and Nový Smíchov shopping center. By car, close access to the Prague Ring Road and the highway network. Parking space in the garage or the stacker suitable for low cars with a height of up to 150 cm directly in the house for an extra fee of CZK 3,900 + VAT/month. For larger cars, it is possible to use parking in Drtinova Street for an extra fee. The tenant of the apartment has the opportunity to become a member of the Elliptico wellness club in the Ellipsis residence in Holečková Street for a fee.