

## Apartment Four-bedroom (5+1)

Rented

180 m<sup>2</sup>, Prague 7, Bubeneč, Nad Královskou oborou



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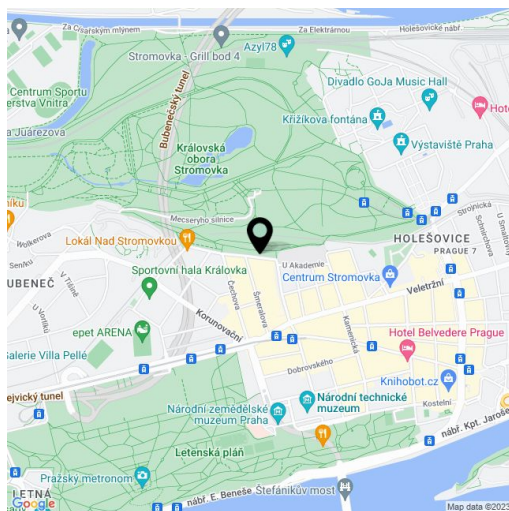
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Total area	185 m <sup>2</sup>
Floor area*	180 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	10390
Available from	Immediately

Highly benefiting from a wonderful green location and lovely views of Stromovka Park, this modernized 4-bedroom 2-bathroom flat with 2 balconies is on the third floor of a tastefully renovated traditional building with a lift, mere steps from Stromovka, the largest park in Prague. The location is perfect for families with children who want to live close to the city center, with full amenities within easy reach. Stromovka Park is immediately across the street with newly built children's playgrounds, bicycle and footpaths, and a short walk to the ZOO and the Botanical Garden. Located a few tram stops from Hradčanská and Vltavská metro or a nice walk across the Letná park and the Vltava river to the city center, within quick reach of the airport and numerous international schools.

The interior includes four bedrooms, a fully fitted open kitchen and a large living room, wonderful for entertaining, plus a shower room, a separate toilet, and a **balcony** in the entrance hall. The master bedroom features an en-suite bathroom with bathtub, **two walk-in closets**, and a **balcony**.

Laminated floating floors, tiles, security entry door, built-in storage, dishwasher, microwave, wine fridge, alarm. Monthly deposit for service charges and utilities CZK 5,500. Available from July 2021.



\* 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.