

## Apartment Two-bedroom (3+kk)

Rented

108 m<sup>2</sup>, Prague 6, Suchdol, Brandejsovo náměstí



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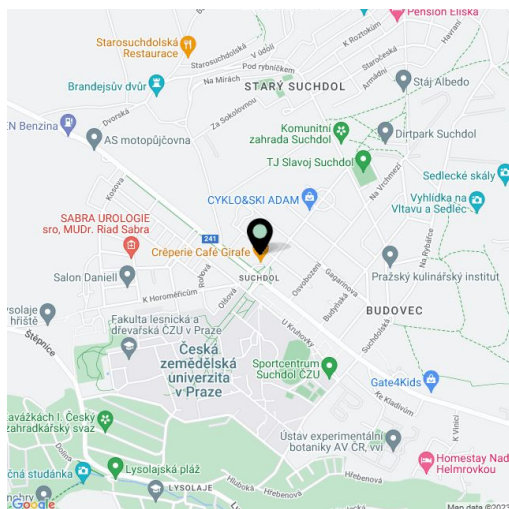
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|                  |                       |
|------------------|-----------------------|
| Total area       | 120 m <sup>2</sup>    |
| Floor area*      | 108 m <sup>2</sup>    |
| Terrace          | 12 m <sup>2</sup>     |
| Parking          | Parking is available. |
| Garage           | Yes                   |
| Cellar           | -                     |
| PENB             | G                     |
| Reference number | 23272                 |
| Available from   | Immediately           |

This 2-bedroom 2-bathroom split-level attic apartment with a 12 m<sup>2</sup> terrace is on the third floor in a modern building with a family atmosphere and an attractive gated inner garden with a children's playground. Set in Suchdol, Prague 6, and conveniently located for the international schools ISP, Park Lane and Riverside School and the airport, near the ČZU University campus (Czech University of Life Sciences), and a short drive to Tiché údolí protected area. There are regular bus connections to Dejvická metro station.

The lower level features living room with a fully fitted open kitchen and access to the covered **terrace** offering views of the surrounding greenery and even the Prague Castle, one bedroom, a bathroom (bathtub with a shower screen, bidet, toilet), a large fitted **walk-in closet**, a utility room, and an entrance hall. The upper floor includes a spacious open **gallery** and one more bedroom with an en-suite bathroom (walk-in shower, toilet).

**Solid wood parquet floors**, tiles, security entry door, built-in wardrobes and storage, security outdoor blind and awning on the terrace, gas boiler, washer, dishwasher, satellite reception, camera system. A **garage parking space** and an **outdoor space** on the plot are included. Monthly deposit for service charges and water CZK 1050 for 1 person. Utilities are billed separately.



\* 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.