

## Apartment Three-bedroom (4+1)

Rented

159 m<sup>2</sup>, Prague 6, Hradčany, Mickiewiczova



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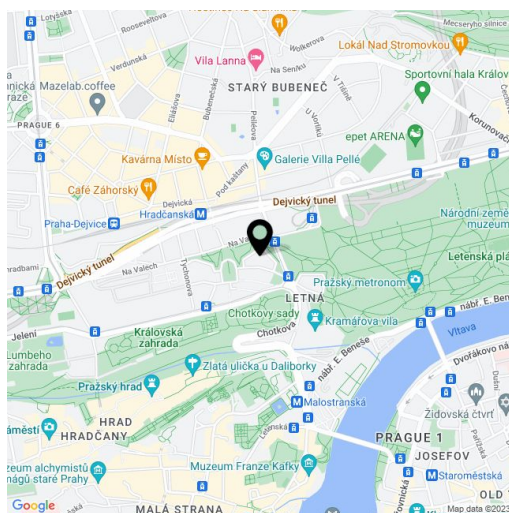
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Total area	174 m <sup>2</sup>
Floor area*	159 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	-
Cellar	-
PENB	F
Reference number	26957
Available from	Immediately

Brand new fully refurbished flat in an Art Nouveau villa built between 1910 and 1911 by the renown Czech architect Jan Kotěra and decorated with reliefs by sculptor Stanislav Sucharda. This renovated 3-bedroom 2-bathroom flat boasts a terrace with access to the garden and is situated on the first floor. Well located in a quiet street surrounded by greenery in the prestigious Hradčany neighborhood, minutes from the Letná park and the Prague Castle, just moments from Hradčanská metro station. Full amenities in the immediate neighborhood including quality cafes and restaurants, convenient to the airport and international schools.

The interior features three bedrooms, family bathroom (bath, toilet), en-suite bathroom (walk-in shower, toilet), living room with an historic ceramic stove, a **winter garden** and **terrace** access, a new fully fitted eat-in kitchen, utility room, and a spacious entrance hall.

Well preserved original architectural details, high ceilings, original stained glass window, solid wood parquet floors, decorative tiles, security entry door, large windows, built-in wardrobes, new bathrooms, dishwasher, induction cooktop, gas boiler, alarm. No lift. Common building charges and water around CZK 700/person/month. Gas and electricity will be transferred to the tenant.



\* 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.



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