

## Apartment Two-bedroom (3+kk)

Rented

104 m<sup>2</sup>, Prague 6, Dejvice, U Matěje



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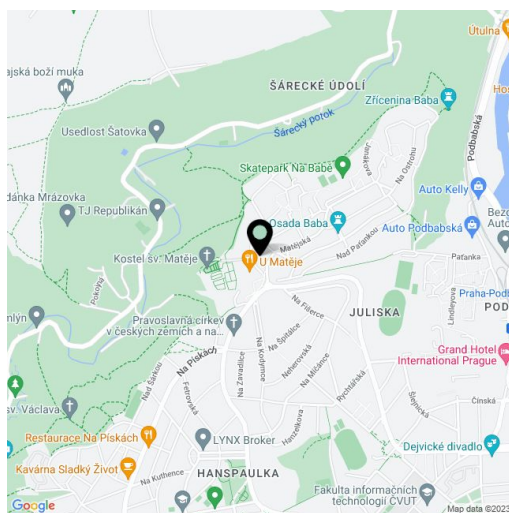
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|                  |                    |
|------------------|--------------------|
| Total area       | 104 m <sup>2</sup> |
| Parking          | Garage parking.    |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | C                  |
| Reference number | 27755              |
| Available from   | Immediately        |

Benefiting from a prestigious location, this is a brand new 2-bedroom 2-bathroom split-level flat with a large gallery, on the first floor of the new secure gated Hendlův dvůr Residence. The former homestead from the mid 16th century that has undergone a new meticulous renovation is situated in a quiet green residential area on the edge of the highly sought after Hanspaulka neighborhood bordering the Šárka Valley. Location with quick access to the city center and amenities, bus connections to Bořislavka and Hradčanská metro, convenient to the airport and international schools, and moments from Juliska sports stadium.

The lower floor features a comfortable living room with dining space and a fully fitted open kitchen, one bedroom, shower room, toilet, and entrance hall. There is a staircase in the living room leading up to the upper floor offering a large gallery suitable for an office, one more bedroom, and second bathroom with bath and toilet.

Wooden floors, tiles, security entrance door, skylights, dishwasher, microwave oven, video entry phone, basement storage unit, camera system. Garage parking space included. Common building charges, water and heating around CZK 5800 per month. Electricity is 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.