

## Apartment Two-bedroom (3+1)

Rented

120 m², Prague 7, Bubeneč, Milady Horákové



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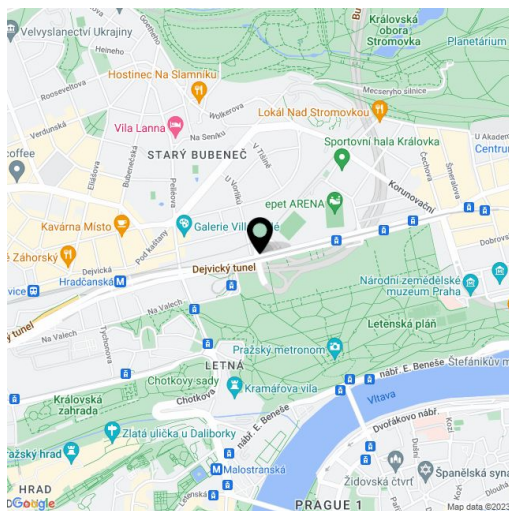
120 m<sup>2</sup>, Prague 7, Bubeneč, Milady Horákové

|                  |                    |
|------------------|--------------------|
| Total area       | 125 m <sup>2</sup> |
| Floor area*      | 120 m <sup>2</sup> |
| Balcony          | 5 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 32555              |
| Available from   | Immediately        |

Boasting wonderful direct views of the adjacent Letná Park, the Prague Castle, the Petřín Hill and the Prague skyline, this is a fully renovated, semi furnished 2-bedroom 2-bathroom apartment with 2 balconies on the fifth floor of a well kept Functionalist residential building with a lift. The unique building is set in a sought after Prague 7 area in close vicinity of the Sparta stadium, and within walking distance of the Stromovka Park. Location with a fine selection of cafes, restaurants, trendy bistros, shopping and cultural venues, and very quick access to the city center, just one tram stop from Hradčanská metro station. Conveniently located for the airport and Prague 6 international schools.

The apartment features a spacious central hall / dining room, a living room, one bedroom with a **balcony** facing the Letná park, one bedroom facing the back yard, and a fully fitted kitchen with a pantry and a **balcony** overlooking the Letná Water Tower. There is a **walk-in closet**, two bathrooms (walk-in shower / bathtub, bidet, toilet), an additional separate toilet, and an entrance hall.

Preserved original details, high ceilings, **solid wood parquet floors**, tiles, built-in wardrobes in the living room, one bedroom and the entrance hall, blinds, washing machine, dishwasher, microwave oven, UPC cable connection for the Internet and TV (not included), **cellar**, bike storage in the building. Monthly deposit for service charges, water and heating bills: CZK 4100 for one person. 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.