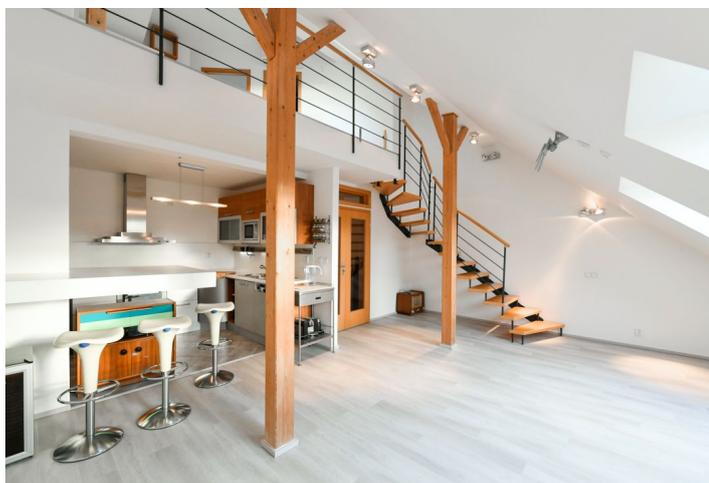


## Apartment Two-bedroom (3+kk)

Rented

136 m<sup>2</sup>, Prague 7, Bubeneč, Ovenceká



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Rented

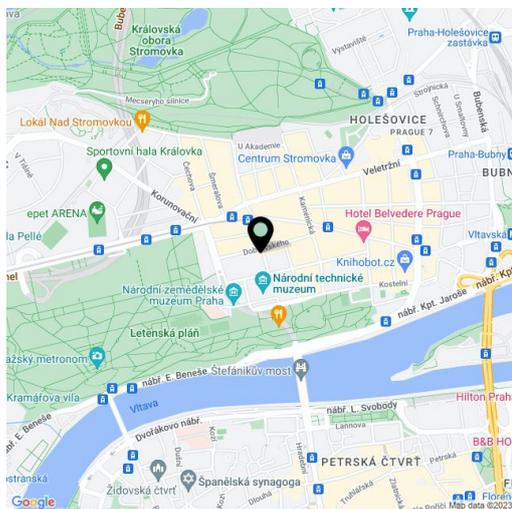
136 m<sup>2</sup>, Prague 7, Bubeneč, Ovenceká

Total area	161 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	37470
Available from	Immediately

Apartment steps from Stromovka Park. This is a semi furnished 2-bedroom 2-bathroom apartment with 2 terraces, on the fifth floor of a well kept traditional residential building with a lift. Located in a quiet street just a minute walk from the Letenské Square with full amenities in the area. Perfect for those who want to live in a green and quiet area yet close to the city center, a few tram stops to Vltavská and Hradčanská metro stations. The park is 100 m from the building, and is complete with children's playgrounds, paths and trails for walking, cycling, jogging and roller blading. Conveniently located for the airport and numerous international schools.

The lower level features a living room with a fully fitted open plan kitchen and a breakfast bar, a bedroom with a fitted **walk-in closet** and a **terrace**, a shower room, a separate toilet, a storage room, and an entrance hall. The **air-conditioned** upper floor offers a large **gallery** with a study corner, a bedroom with a built-in wardrobe and a **terrace** with storage, and a bathroom including a double shower, a pissoir and a toilet.

Vinyl floors, tiles, security entry door, built-in storage, gas boiler, washer, dryer, dishwasher, microwave oven, wine fridge, garden furniture, **cellar**, bike storage. Monthly deposit for service charges and water consumption: CZK 1,000 (per one person) . Gas and electricity are billed separately. The apartment can be fully furnished at a higher rent.



\* 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.