

## Apartment Three-bedroom (4+kk)

Rented

152.5 m<sup>2</sup>, Prague 6, Dejvice, Na Klimentce



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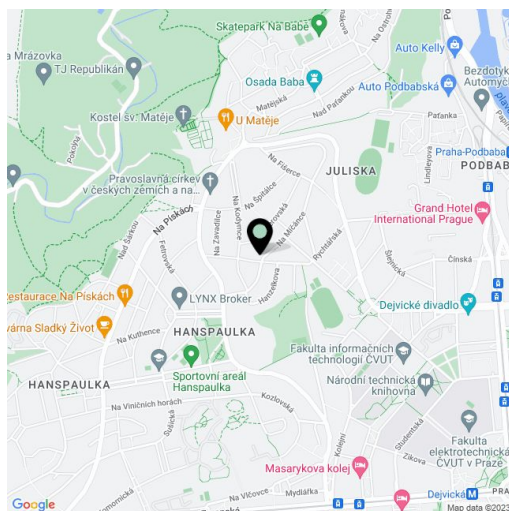
152.5 m², Prague 6, Dejvice, Na Klimentce

Total area	179 m²
Floor area*	153 m²
Terrace	26 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	40627
Available from	Immediately

Boasting a terrace and an attractive design, this high standard fully furnished 3-bedroom 2-bathroom apartment offers beautiful views of the Prague Castle, Petřín Hill, and the green neighborhood. Situated on the first floor in an exclusive contemporary residence in the prestigious Hanspaulka neighborhood that features an abundance of greenery. A quiet area just steps from the Kotlářka athletic stadium, with easy access to amenities, the Dejvická metro station, and the city center. Conveniently located for the airport and Prague 6 international schools.

The bright interior features an entrance hall with plenty of built-in wardrobes and storage, a comfortable living room with a dining area and a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom (bathtub, walk-in shower, bidet, toilet) and a **walk-in closet**, two further bedrooms with built-in wardrobes, a family bathroom (walk-in shower, bathtub, toilet), plus a utility room. The **terrace** can be accessed from the living room and the master bedroom.

**Green views**, high quality materials and finishes, **heat recovery ventilation system**, cooling, **hardwood floors**, tiles, security entry door, automatic exterior blinds/master switch, underfloor heating, **Miele** washer and dryer, Siemens kitchen appliances, dishwasher, induction cooktop, microwave oven, video entry phone, **cellar**, elevator, camera system. **Two garage parking spaces** are included. Monthly deposit for service charges, heating and water: CZK 6,000. 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.