



## Apartment Three-bedroom (4+kk)

Rented

134 m<sup>2</sup>, Prague 6, Břevnov, Na Viničce



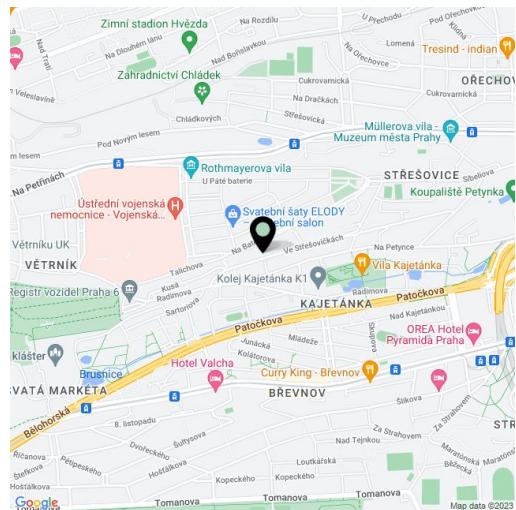


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Total area	144 m <sup>2</sup>
Floor area*	134 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, water, and heating CZK 12,000. Electricity transferred to the tenant.
PENB	Not required
Reference number	100701
Available from	Immediately



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This sunny southeast-facing furnished apartment with 2 bathrooms, 3 balconies, spectacular views of the Prague panorama, and garage parking is on the 4th topmost floor of a well-maintained renovated building with an elevator, in a sought-after part of Prague 6 - Břevnov. An attractive quiet location boasting plenty of greenery, with full amenities and good connections to the city center (5 minutes to the Hradčanská metro station from the nearby bus stop). The popular Ladronka Park and Petynka swimming pool are also nearby.**

The interior consists of a corner living room with a fireplace, fully fitted open plan kitchen, dining area, and 2 south-facing balconies offering lovely views, 3 bedrooms (one with a courtyard-facing balcony), 2 bathrooms (bathtub, toilet, bidet/walk-in shower, toilet), a utility room, and an entrance hall with a built-in wardrobe.

**Hardwood floors, tiles, plenty of built-in storage space, security entry door, automatic exterior roller blinds, central heating, underfloor heating in the bathrooms, washer, dryer, dishwasher, induction cooktop, microwave oven, coffee maker, alarm.** A parking space in a separate **garage** is included, plus an additional parking space in front of the garage.