



## Apartment Three-bedroom (4+kk)

Rented

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Total area	234 m <sup>2</sup>
Floor area*	185 m <sup>2</sup>
Terrace	39 m <sup>2</sup>
Loggia	10 m <sup>2</sup>
Parking	A garage parking space.
Garage	Yes
Cellar	7 m <sup>2</sup>
Service price	Monthly deposit for service charges and water: CZK 6,300. Monthly deposit for electricity and gas: CZK 12,700.
PENB	G
Reference number	105244
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.

**Apartment in a prestigious location. This is a newly refurbished unfurnished 3-bedroom 2-bathroom split-level apartment offering beautiful panoramic views of Prague, the Prague Castle and Petřín hill, with 2 terraces, and an enclosed balcony. It is set on the ground floor of a well kept free standing family house in a highly sought after neighborhood in close vicinity of the green Šárka Valley. Quiet residential location with good amenities and very good transportation connections - a few bus stops to Bořislavka and Hradčanská metro stations, a 15-20 min. drive to the city center, a short drive to the airport. Conveniently located for international schools, within walking distance of the Juliska sports grounds.**

The lower level offers a large living room with a new fully fitted open plan kitchen and a south facing **terrace** with a Prague Castle view, a bathroom (walk-in shower, toilet), a central entrance hall, and a fitted **walk-in closet**. The upper floor features a gallery with a large **terrace**, two bedrooms with a shared **enclosed balcony** and pretty views, a third bedroom, and a bathroom (bathtub, bidet, toilet). The basement includes a storage room, a shared double garage, and utility area.

Preserved original details, Danish furniture, **hardwood floors**, **stone tiles**, built-in wardrobes, automatic exterior blinds, interior blinds, heat pump and gas boiler for heating, ceiling cooling in the living room and two bedrooms, underfloor heating in the bathrooms, washer, dryer, custom made kitchen with stone countertops, dishwasher, induction cooktop, video entry phone, **cellar**, charger for electric cars. A **garage parking** space is included in the rent.