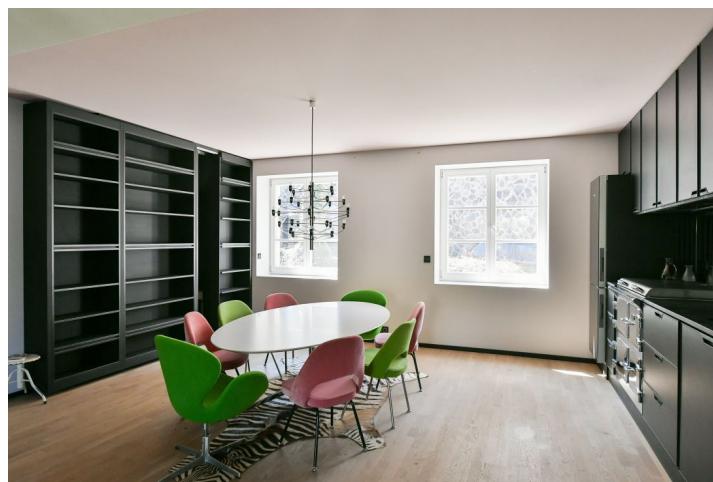




## Apartment One-bedroom (2+kk)

Rented

112.2 m<sup>2</sup>, Prague 6, Bubeneč, V Sadech



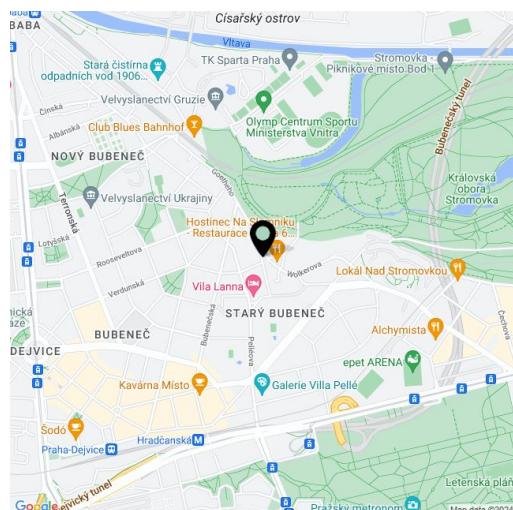


## Apartment One-bedroom (2+kk)

Rented

112.2 m<sup>2</sup>, Prague 6, Bubeneč, V Sadech

Total area	121 m <sup>2</sup>
Floor area*	112 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for common building charges and water CZK 2,500. Electricity and gas are billed separately.
PENB	B
Reference number	105854
Available from	Immediately



\* 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.

This semi-furnished designer apartment with a balcony, parking space, and green views is part of an apartment building that has been recently completely reconstructed according to the designs of the AI – DESIGN studio under the leadership of Eva Jiřičná. Beautifully located in a prestigious diplomatic district of Prague 6 - Bubeneč, on a quiet cul-de-sac just moments from Stromovka Park, in a district with many remarkable villas and landscaped gardens. Great amenities, services, restaurants, cafes, and the Hradčanská metro station and tram stop are within walking distance. By car, it is easily possible to connect to the Blanka tunnel complex in a short time or drive to the city center or the airport.

The interior includes a living room with French windows leading to a balcony facing east onto the garden, a west-facing fully fitted open plan kitchen with a dining area, a bedroom with a **dressing room**, a storage room, a bathroom, a separate toilet, an entrance hall, and a utility room.

**Air-condition**, underfloor heating, Hardwood floors, large-format tiles, triple glazed wooden windows, built-in furniture, sliding bookcase, custom-made kitchen with premium appliances incl. a professional stove, a **cellar**. A **garage parking** space is available at CZK 3,000/month.