



Apartment Three-bedroom (4+1)

Rented

196 m², Prague 6, Břevnov, Atletická



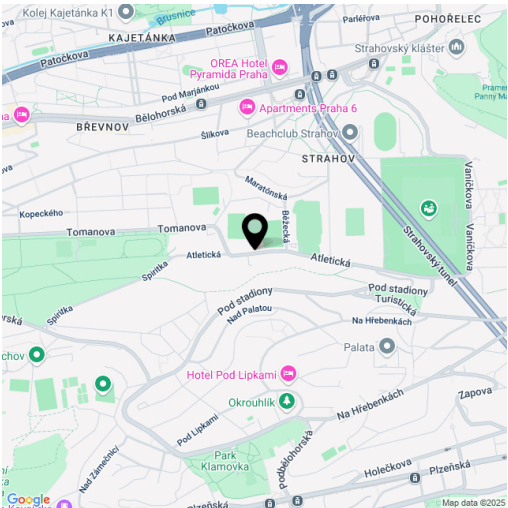


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Total area	308 m²
Floor area*	196 m²
Terrace	112 m²
Parking	Two garage parking spaces
Cellar	Yes
Service price	Service charges, water, heating and electricity: CZK 25,000/month.
PENB	B
Reference number	109503
Available from	01.09.2027



Boasting a Jacuzzi, 2 terraces, a garden and an 80 m² rooftop terrace offering unique views of the Prague panorama, this semi-furnished designer 3-bathroom penthouse apartment is part of an exclusive residential project from 2006 in Prague 6, close to Ladronka Park and the Strahov Stadium. The location, an elite gated community, its timeless design, built-in technologies, parking in the building, and especially the light, space, comfort, and panoramic views make this a truly exceptional property. The building is set on a hill in a quiet area surrounded by greenery, with good access to the city center thanks to a nearby bus stop.

On the first level, the apartment includes an open loft-type social area with a double-height living room, a fireplace, and a terrace, a dining area with a fully fitted kitchen and access to the terrace/garden, a bathroom (walk-in shower, toilet), a walk-in closet, a utility room/pantry, and an entrance hall. The upper floor features a master bedroom with a sliding glass wall above the living room providing beautiful outside views, plus a bathtub, a toilet, and an open walk-in shower, two bedrooms, a family bathroom (bathtub, toilet) and a staircase leading to a large rooftop terrace with a Jacuzzi.

High-standard equipment and finishes, air-conditioning, hardwood floors, floor-to-ceiling French windows, security entry door, built-in wardrobes, automatic exterior blinds in the living room, central heating, underfloor heating, washer, dryer, Miele kitchen appliances, dishwasher, induction stove top, microwave oven, wine fridge, coffee maker, 2 cellars, camera system in the garage. Two garage parking spaces are included.

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.