



## Apartment Two-bedroom (3+kk)

Rented

107.5 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova



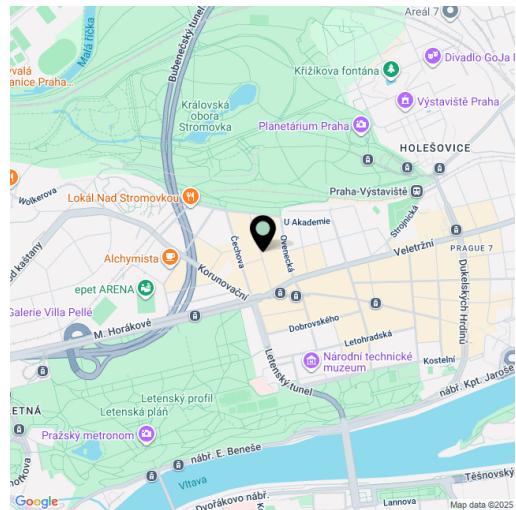


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Total area	111 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services, water, and heating: CZK 7,500. Electricity is billed separately.
PENB	Not required
Reference number	110910
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 fully refurbished, semi-furnished air-conditioned 2-bedroom apartment with a balcony is on the 4th floor of a completely renovated apartment building with an elevator, set on a quiet street mere steps from Stromovka Park, the largest park in Prague, a 15 min. walk to the city center through another popular Prague park - Letná, and not far from Prague Castle. This highly sought-after location offers complete amenities and very quick access to the city center - a tram stop is one minute from the building and it's only a few stops to the Hradčanská (line A) and Vltavská (line C) metro stations. Conveniently located for the airport and numerous international schools.**

The spacious apartment includes a living room with a fully fitted open plan kitchen, a master bedroom with a **balcony** and built-in wardrobes, a second bedroom with built-in wardrobes, a bathroom (bathtub, walk-in shower, toilet), a guest toilet, and an entrance hall. Both bedrooms are facing the courtyard.

**High-quality equipment and finishes, air-conditioning, hardwood floors, tiles, security entry door, casement windows, custom made furniture, pleated blinds, insect nets, central heating, underfloor heating in the bathroom, dishwasher, induction stove top.**