



## Apartment Three-bedroom (4+kk)

Rented

185 m<sup>2</sup>, Prague 6, Veleslavín, Na okraji





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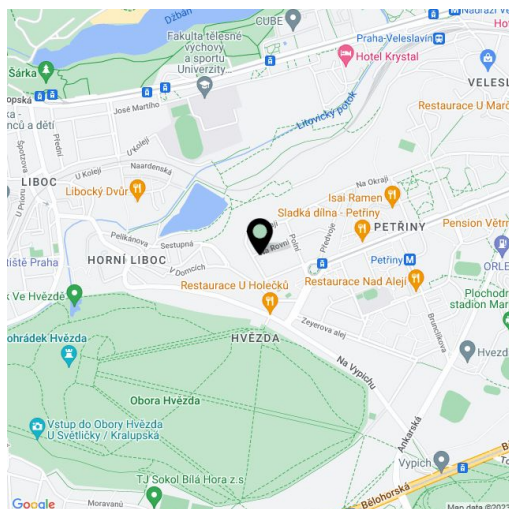
**Rented**185 m<sup>2</sup>, Prague 6, Veleslavín, Na okraji

Total area	206 m <sup>2</sup>
Floor area*	185 m <sup>2</sup>
Balcony	21 m <sup>2</sup>
Parking	Underground garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22570
Available from	Immediately

Boasting a sauna, two balconies (total of 21 m<sup>2</sup>) and wonderful far reaching views, this is a bright comfortable partially furnished 3-bedroom 2-bathroom flat. Situated on the sixth floor of a modern building in the Areál Hvězda residential development with 24-hour reception and security. Located in a quiet Prague 6 neighborhood in close vicinity of the Hvězda Park. Very good amenities in the area, quick connection to the city center (Petriny metro 200 m, trams, buses), convenient to the international schools in Prague 5 and 6, and to the airport.

The interior features living room with a fully fitted open plan kitchen and balcony, three bedrooms with built-in wardrobes - one with a balcony, and a large central hall. There is a bathroom with tub and toilet, shower bathroom with sauna and toilet, a large walk-in closet with storage and utility area, and entry hall with built-in wardrobes.

Views of Divoká Šárka natural reserve, Hvězda Park, the Říp Mountain and Central Bohemian Uplands, on a clear day the view stretches up to 60 km. Wooden floors, tiles, carpets, security entry door, lots of built-in storage, central heating, heated floors in the bathrooms, dishwasher, American type fridge, microwave oven, UPC cable for the Internet and TV, audio entry phone, basement storage unit, lift. One underground garage parking space included, one more can be rented at CZK 2500/month. Common building charges and utilities around CZK 8000 per month. Electricity is billed separately (transfer to the tenant). Interior: 185 m<sup>2</sup>. Balconies: 8 and 13 m<sup>2</sup>. Available from August 2016.



\* 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.