



## Apartment Two-bedroom (3+1)

Rented

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

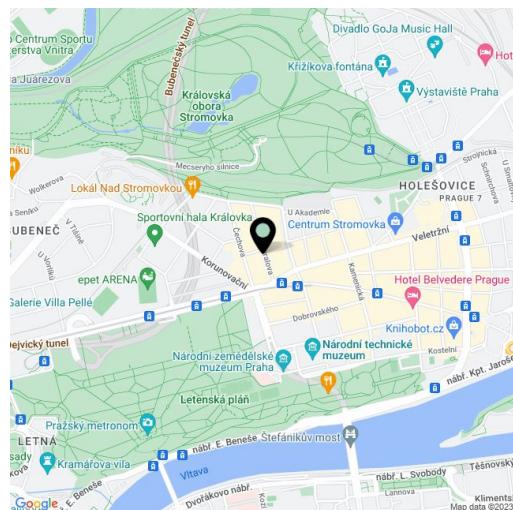




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Total area	109 m <sup>2</sup>
Floor area*	106 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	24454
Available from	Immediately



\* 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.

**Spacious 1-2-bedroom split-level attic flat with a balcony, on the fourth top floor of a residential building with lift and a shared courtyard garden.**

**Located in a quiet street steps from Stromovka Park, the largest park in Prague, a 15 minute walk to the city center through another popular Prague park - Letná. Tram connections (tram stop one minute from the building) to Hradčanská (line A) and Vltavská (line C) metro stations, convenient to the airport and international schools.**

The lower level includes living room, a fully fitted kitchen with balcony facing the courtyard, one bedroom, bathroom with both bathtub and walk-in shower, a separate toilet, and a large entry hall. The upper level features a spacious open gallery and a small guest bedroom (or study / walk-in closet).

Wooden and laminated floors, tiles, wooden beams, blinds, gas boiler, washing machine, audio entry phone, cellar. Common building charges and water CZK 1000/person/month. Gas and electricity will be transferred to the tenant.