



## Apartment Two-bedroom (3+1)

Rented

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





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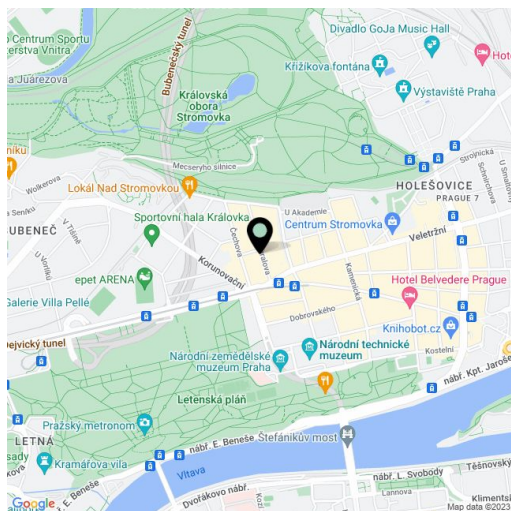
**Rented**106 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova

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

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.



\* 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.