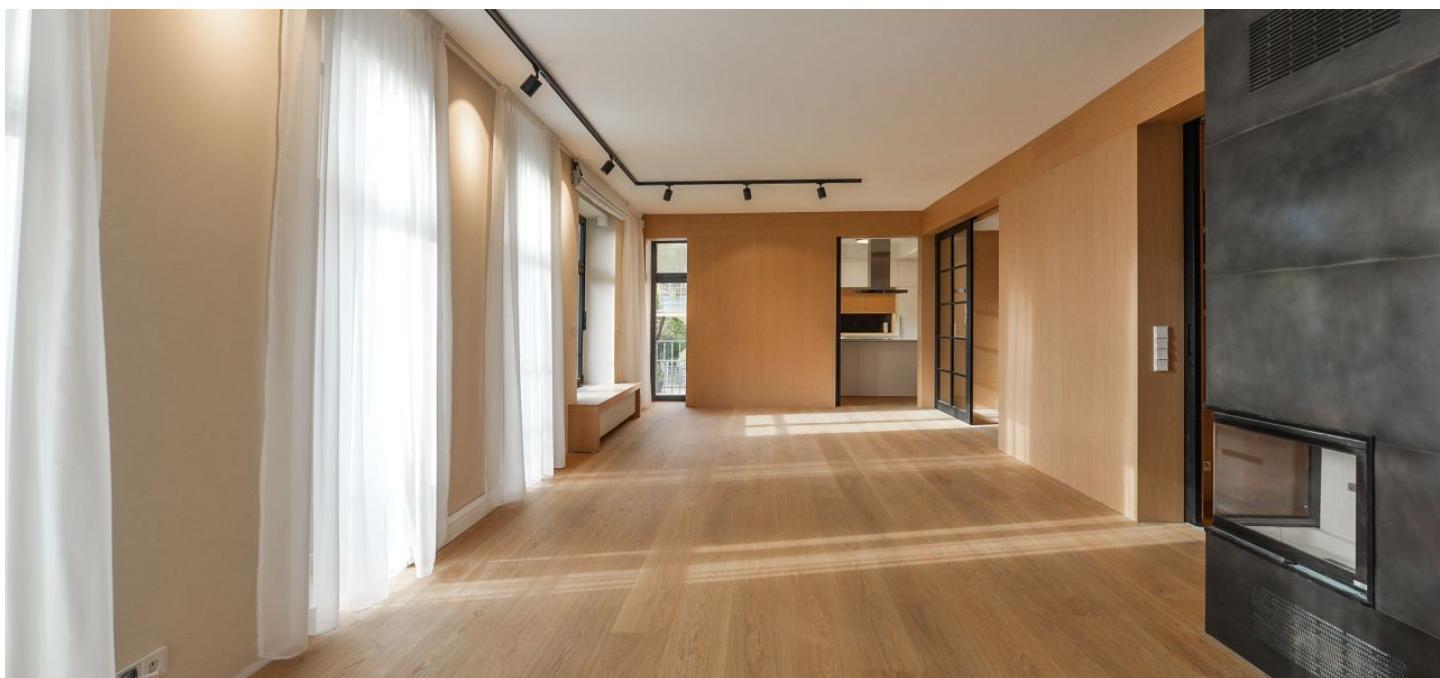




Apartment Three-bedroom (4+1)

Rented

162 m², Prague 6, Bubeneč, Rooseveltova

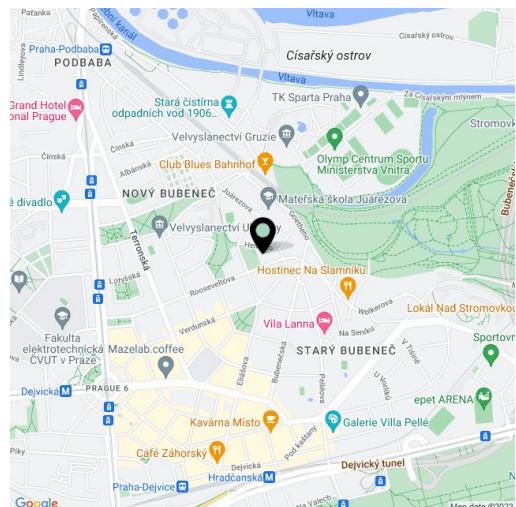




Apartment Three-bedroom (4+1)

Rented162 m², Prague 6, Bubeneč, Rooseveltova

Total area	167 m ²
Floor area*	162 m ²
Balcony	5 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	26735
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.

Benefiting from a brand new reconstruction, this is a comfortable 3-bedroom 2-bathroom flat with a balcony and garden access, on the first floor of a modern residence created by the architect Bořek Šípek, with superior services and underground parking. Situated in the quiet green residential area of Bubeneč, full of embassies, on the edge of Willy Brandt Park, just a few minute walk to Stromovka Park. Quiet location within walking distance of Dejvická and Hradčanská metro stations, distance from the city center eight minutes, and from the airport 15 minutes by car. The building amenities include a large swimming pool, gym, sauna, reception, concierge service and a private garden.

The interior includes a spacious living room with a **fireplace**, dining area, a balcony and direct access to the shared garden, a fully fitted kitchen with a pantry, three bedrooms, en-suite bathroom (walk-in shower, toilet with bidet shower), family bathroom (bath, toilet with bidet shower), walk-in closet, guest toilet, and entrance hall. The flat is equipped with a **large number of quality built-in wardrobes and storage**.

Wooden floors, security entry door, washing machine, dryer, high standard appliances incl. a dishwasher, induction cooktop and wine cooler, alarm, 8 m² cellar. Central trash chute and structured cabling in the building. Two garage parking spaces included. Deposit for common building charges (incl. reception, pool, sauna and fitness) and utilities CZK 15,000 per month.