



## Apartment Two-bedroom (3+1)

Rented

120 m<sup>2</sup>, Prague 7, Holešovice, Kostelní



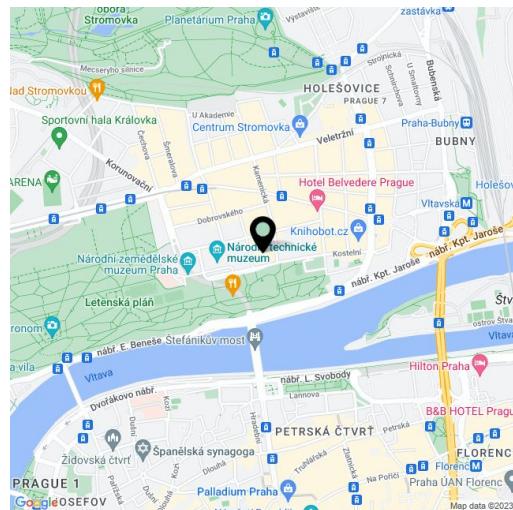


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Total area	128 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Deposit for common building charges, heating, and water CZK 6,000/month. Electricity is billed separately.
PENB	G
Reference number	27478
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 reconstructed apartment with a south-facing terrace overlooking a park in Letná plus views of the Prague Castle and a balcony facing a quiet green courtyard is situated on the third floor of a reconstructed corner residential building with an elevator from 1937-1939 by the renowned architect Hildebrand. With quick connections to the airport, several international schools, and the city center (ten min. on foot, a few short tram stops to the Hradčanská and Vltavská metro stations), the popular Letná neighborhood offers a full spectrum amenities and many sports and leisure facilities.

The interior features a living room with access to a terrace facing Letná Park and leading along the living room and one bedroom, two bedrooms, a kitchen with access to the balcony, a spacious adjacent study/storage room with a window, and a central hall/dining room with a serving window connecting it to the kitchen. There is a bathroom with a bathtub, a separate toilet with a bidet shower, and a hallway with built-in wardrobes.

Features include **preserved original details, hardwood parquet floors, heated tiles in the bathroom, underfloor heating, large windows, blinds, security entry door, dishwasher, alarm, UPC cable, shared bike and pram storage, cellar.**