



## Apartment Two-bedroom (3+kk)

Rented

101 m<sup>2</sup>, Prague 6, Dejvice, U Matěje



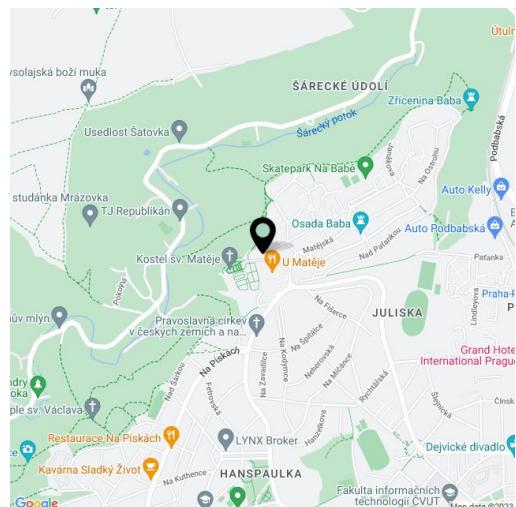


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Total area	122 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	Underground garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	29917
Available from	Immediately



\* 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 prestigious location and a 21 m<sup>2</sup> terrace, this is a brand new, partially furnished 2-bedroom 2-bathroom flat with a separate entrance, on the ground floor of the new secure gated Hendlův dvůr Residence. The former homestead from the mid 16th century that has undergone a new meticulous renovation is situated in a quiet green residential area on the edge of the highly sought after Hanspaulka neighborhood bordering the Šárka Valley. Location with quick access to the city center and amenities, bus connections to Bořislavka and Hradčanská metro, convenient to the airport and international schools, and moments from Juliska sports stadium.**

Part of the flat has original renovated **historic vaulted ceilings**, part is newly built. The interior features a comfortable living room with a fully fitted open plan kitchen and **terrace** access, master bedroom with an en-suite bathroom (walk-in shower, toilet with bidet shower), second bedroom, family bathroom (bathtub, toilet), **walk-in closet**, and entrance hall.

**Heat recovery ventilation system, hardwood floors, tiles, security entry door, central heating, induction cooktop, dishwasher, video entry phone, alarm, cellar, barrier free access, pram / bike storage in the building. One garage parking space included, one more available at CZK 3000 per month. Service charges and utilities are billed separately.**