



## Apartment One-bedroom (2+1)

Rented

77 m<sup>2</sup>, Prague 7, Bubeneč, Nad Královskou oborou



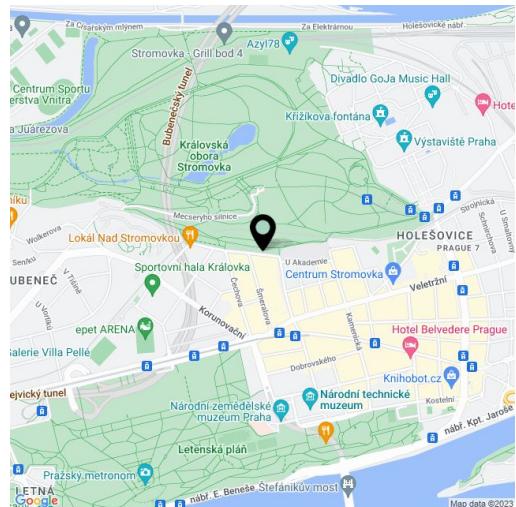


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Total area	78 m <sup>2</sup>
Floor area*	77 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	32458
Available from	Immediately



\* 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.

**Boasting immediate access to Stromovka Park, this fully renovated, unfurnished 1-bedroom apartment with a balcony and beautiful green views is on the third floor of a renovated historic building. This building is a protected Czech cultural heritage landmark in the Art Nouveau style. Perfect for those who want to live in a green and quiet area yet close to the city center. Various tram stops and the Vltavská and Hradčanská metro stations are nearby, a park is right across the street, complete with newly built children's playgrounds, paths, and trails for walking, cycling, jogging, and rollerblading. Location with easy access to the airport and international schools, full amenities within easy reach.**

The tastefully finished interior features a living room with a **balcony** facing the park, a fully fitted eat-in kitchen, and a bedroom with built-in storage and views of the green back yard. There is an en-suite shower room with a toilet, a utility room, and an entrance hall with storage space. The apartment boasts beautifully **preserved original architectural details**.

High ceilings, **solid wood parquet floors**, tiles, double interior doors, a gas boiler, an induction cooktop, a dishwasher, a video entry phone. The apartment can be equipped with furniture at a higher rent. Deposit for common building charges and water for 2 persons CZK 1,700/month. Deposit for electricity and gas CZK 2,500/month.