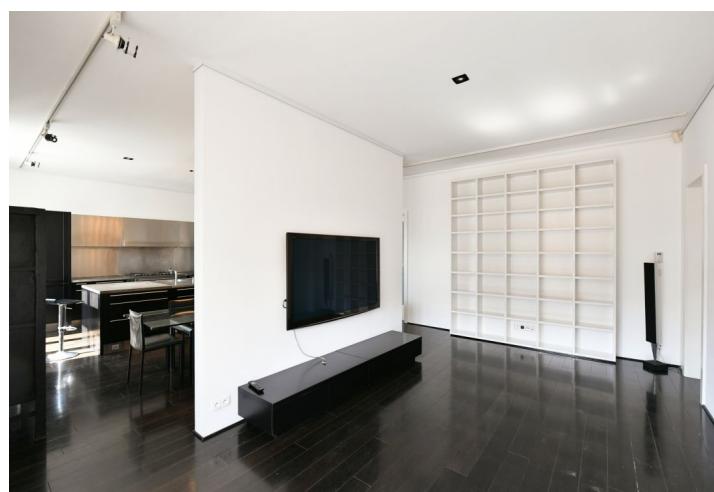
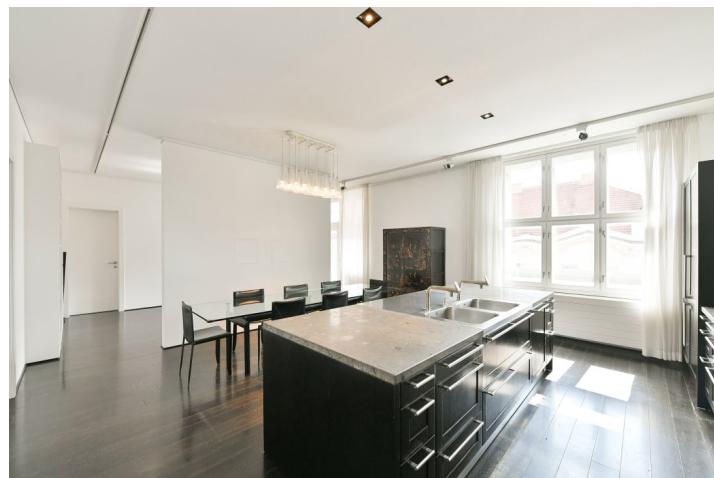




## Apartment Three-bedroom (4+kk)

Rented

166 m<sup>2</sup>, Prague 6, Bubeneč





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Rented

166 m<sup>2</sup>, Prague 6, Bubeneč

|                  |  |
|------------------|--|
| Total area       | 170 m <sup>2</sup>   |
| Floor area*      | 166 m <sup>2</sup>   |
| Balcony          | 4 m <sup>2</sup>   |
| Parking          | Parking space.   |
| Cellar           | Yes  |
| Service price    | Building charges CZK 3,000/month. Gas and electricity - transferred to the tenant. |
| PENB             | G  |
| Reference number | 32973  |
| 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 spacious, fully refurbished and fully air-conditioned apartment with 2 balconies is on the fourth floor of a historic residential building designed by the renowned Czech architect Alois Krofta. Located in the popular embassy area of Bubeneč complete with a wide range of amenities and services, just minutes from the Dejvická and Hradčanská metro stations, and bus and tram links. Within easy reach of Stromovka and Letenské Sady parks as well as Prague Castle. Convenient to the airport and Prague 6 international schools.**

The airy apartment boasts a spacious living room with a dining area, a fully integrated kitchen and a **balcony** with an awning. There are 3 bedrooms, a large fitted walk-in closet, a huge full bathroom with a **balcony**, a utility room, an additional separate toilet, and an entrance hall.

Premium materials and equipment, **oak floors**, new triple-glazed **wooden casement windows**, security entry door, built-in wardrobes and storage, sound insulation, gas boiler, stone tiling in the bathroom and toilet, **Jacuzzi steam shower**, washer, dryer, dishwasher, microwave oven, TV, WiFi, UPC, alarm that can be connected to a security agency, **9 sq. m. cellar**, elevator. Nearby outdoor parking space at CZK 2,500/month + VAT. Available from July 2023.