



## Apartment Three-bedroom (4+kk)

Rented

137 m<sup>2</sup>, Prague 7, Bubeneč, Korunovační





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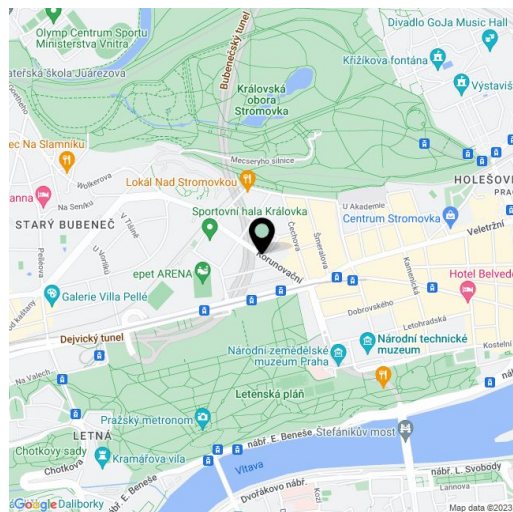
**Rented**137 m<sup>2</sup>, Prague 7, Bubeneč, Korunovační

Total area	157 m <sup>2</sup>
Floor area*	137 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	Parking space
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and water CZK 3,500. Electricity and gas - transferred to the tenant.
PENB	E
Reference number	35454
Available from	Immediately

Conveniently located in an attractive residential area between the Letná and Stromovka parks, this partly furnished 3-bedroom open gallery duplex apartment with a terrace and balcony is situated on the 5th and 6th floors of a beautiful Art Nouveau residence that has been completely and sensitively renovated with an emphasis on preserving original features and the atmosphere of the historic apartment building. A very popular residential location with excellent access downtown thanks to a nearby tram stop with connections to the Dejvická metro station. Convenient area where you can spend your leisure time walking to the Prague ZOO through Stromovka Park, or even to the city center through Letná.

The lower floor consists of a southwest-facing living room with fully equipped kitchen and dining area, a master bedroom with an en-suite bathroom and balcony, a separate toilet, a storage room, and a hall. The upper floor features 2 bedrooms (one with a terrace), a bathroom, and a spacious gallery.

Amenities include hardwood floors, ceramic tiles, casement windows facing the street and wooden euro windows facing the courtyard. **Air-conditioning**, Miele washer, gas boiler, built-in wardrobes. **Cellar**. A parking space can be rented at CZK 7,500/month.



\* 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.

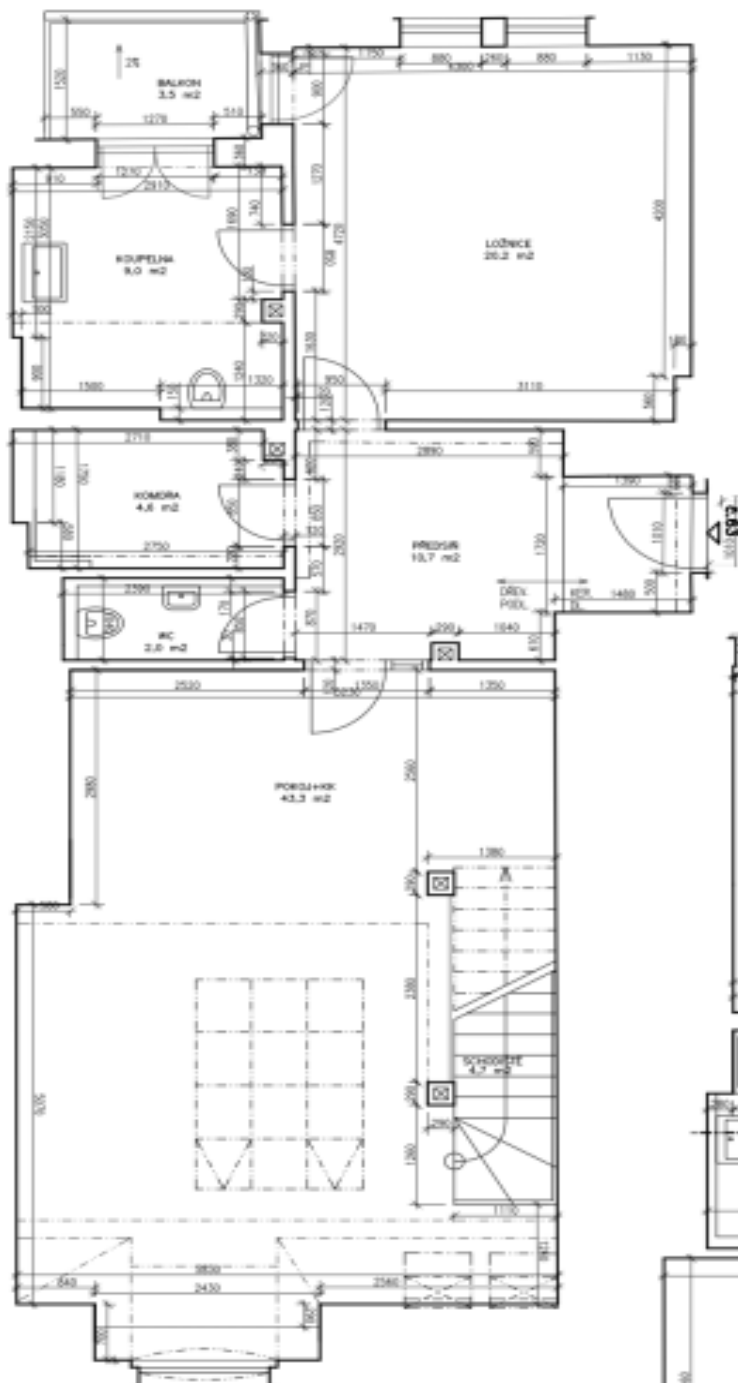


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6.NP



č. m.	název	m²
6.3.01	předsíň	10,7
6.3.02	ložnice	20,2
6.3.03	koupelna	9,0
6.3.04	komora	4,6
6.3.05	WC	2,0
6.3.06	pokoj+kk	43,3
6.3.07	schodiště	4,7
7.3.01	galerie	10,3
7.3.02	pokoj	11,9
7.3.03	pokoj	11,2
7.3.04	koupelna	3,5
	svislé nosné a nenosné konstrukce uvnitř jednotky	5,8
	<b>Podlahová plocha:</b>	<b>137,2</b>
6.3.08	balkon	3,5
7.3.05	terasa	15,6

7.NP

