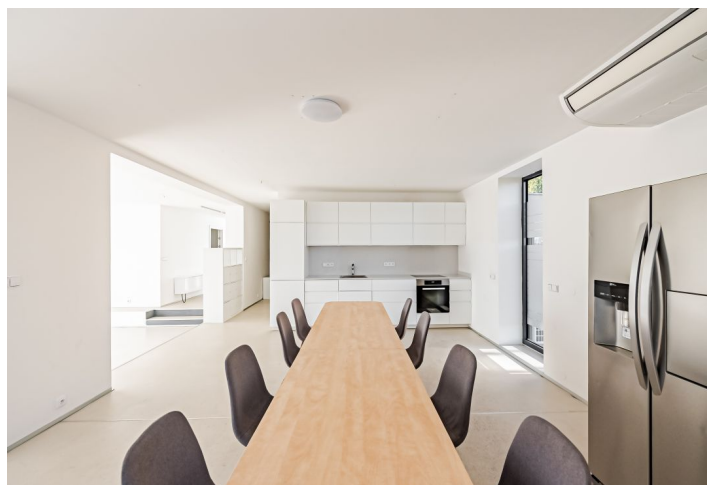
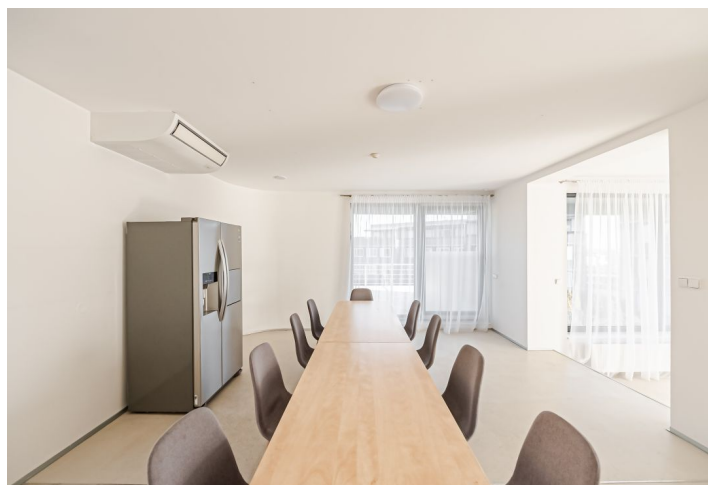
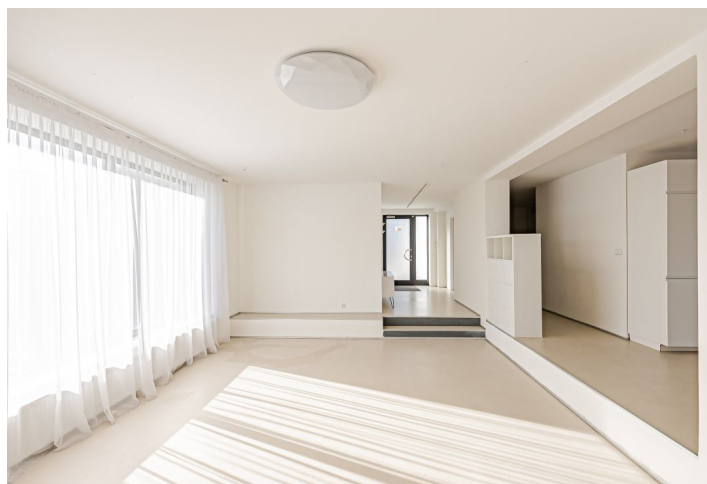




Apartment Four-bedroom (5+kk)

Rented

294 m², Prague 6, Dejvice, Na Míčáncé





Apartment Four-bedroom (5+kk)

Rented

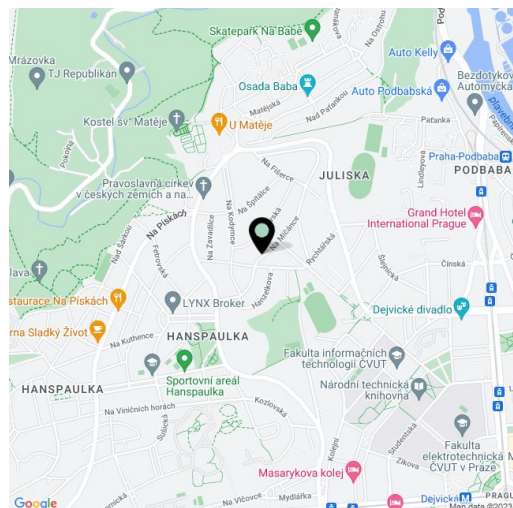
294 m², Prague 6, Dejvice, Na Míčáncé

Total area	344 m²
Floor area*	294 m²
Terrace	50 m²
Garden	755 m²
Parking	Five parking spaces in front of the house.
Cellar	-
PENB	G
Reference number	36617
Available from	Immediately

Duplex apartment in a prestigious location. This is a completely refurbished, fully air-conditioned, unfurnished 3-bedroom 3-bathroom split-level apartment with a sauna, a 50 m² terrace and direct garden access. Set on the ground floor of a renovated traditional villa with a shared garden, in a highly sought after neighborhood in close vicinity of the green Šárka Valley. Quiet residential location with very good transportation connections - a few bus stops to Bořislavka and Hradčanská metro stations, a 15-20 min. drive to the city center, a short drive to the airport. Conveniently located for international schools, within walking distance of the Juliska sports grounds.

The upper level features a large living room with a fully fitted open plan kitchen, a dining area and access to the **terrace** providing green views, one bedroom, a hall, a shower room, a separate toilet, and an open entrance hall. The lower level includes a hall, two separate bedrooms, a **60 m² playroom** with **garden** access, a **sauna** with a bathtub and a shower, a shower room, a toilet, and two storage rooms.

Air-conditioning, screed and solid wood parquet floors, marble tiling in the living room, floor-to-ceiling windows, Miele kitchen appliances, dishwasher, American type fridge, gas boiler, alarm, video entry phone, WiFi, satellite reception. The apartment can be furnished at a higher rent. **Five parking spaces** on the plot are available. Service charges, water and heating deposit: CZK 5,000/month. Electricity is billed separately.



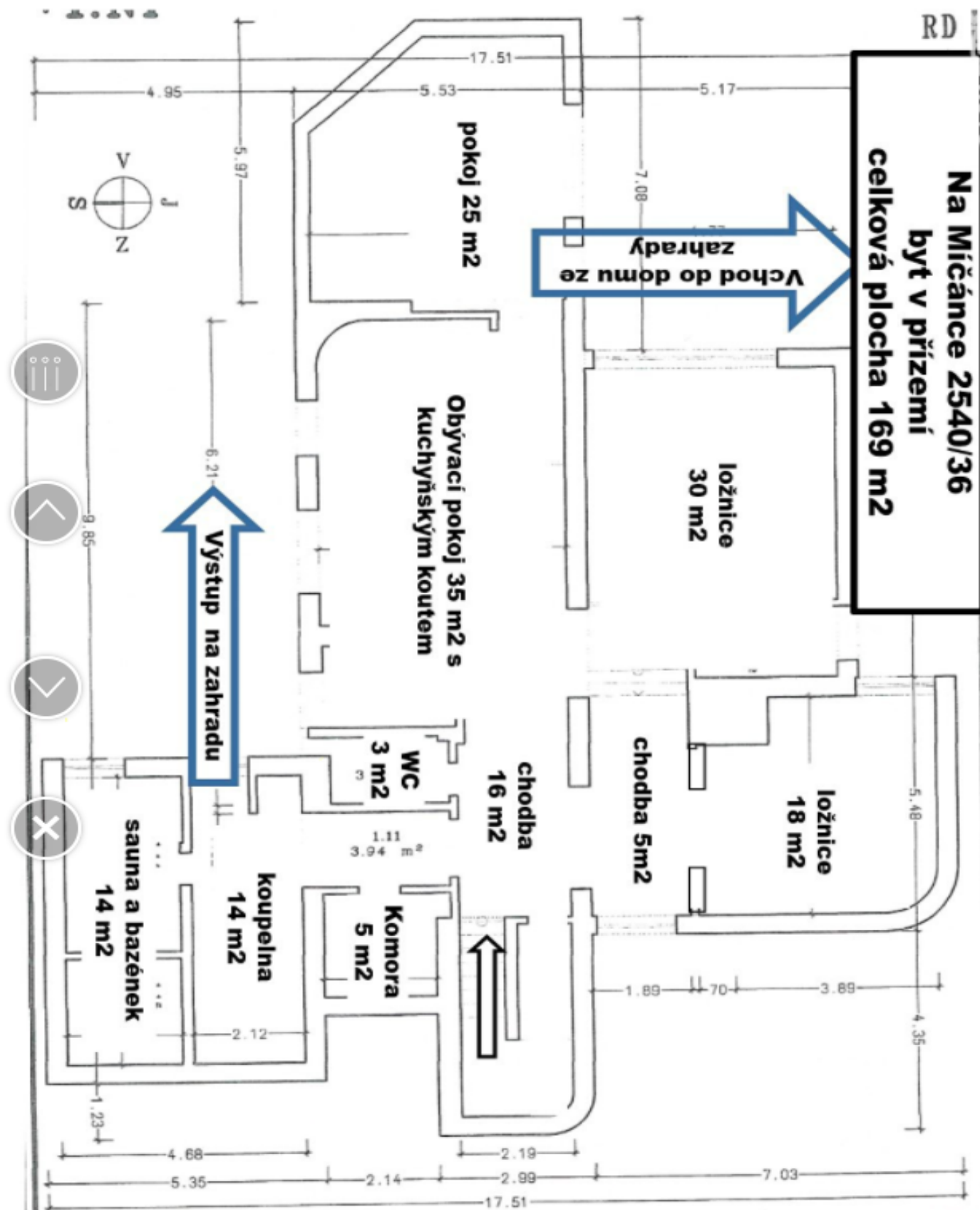
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Four-bedroom (5+kk)

Rented

294 m², Prague 6, Dejvice, Na Míčánce



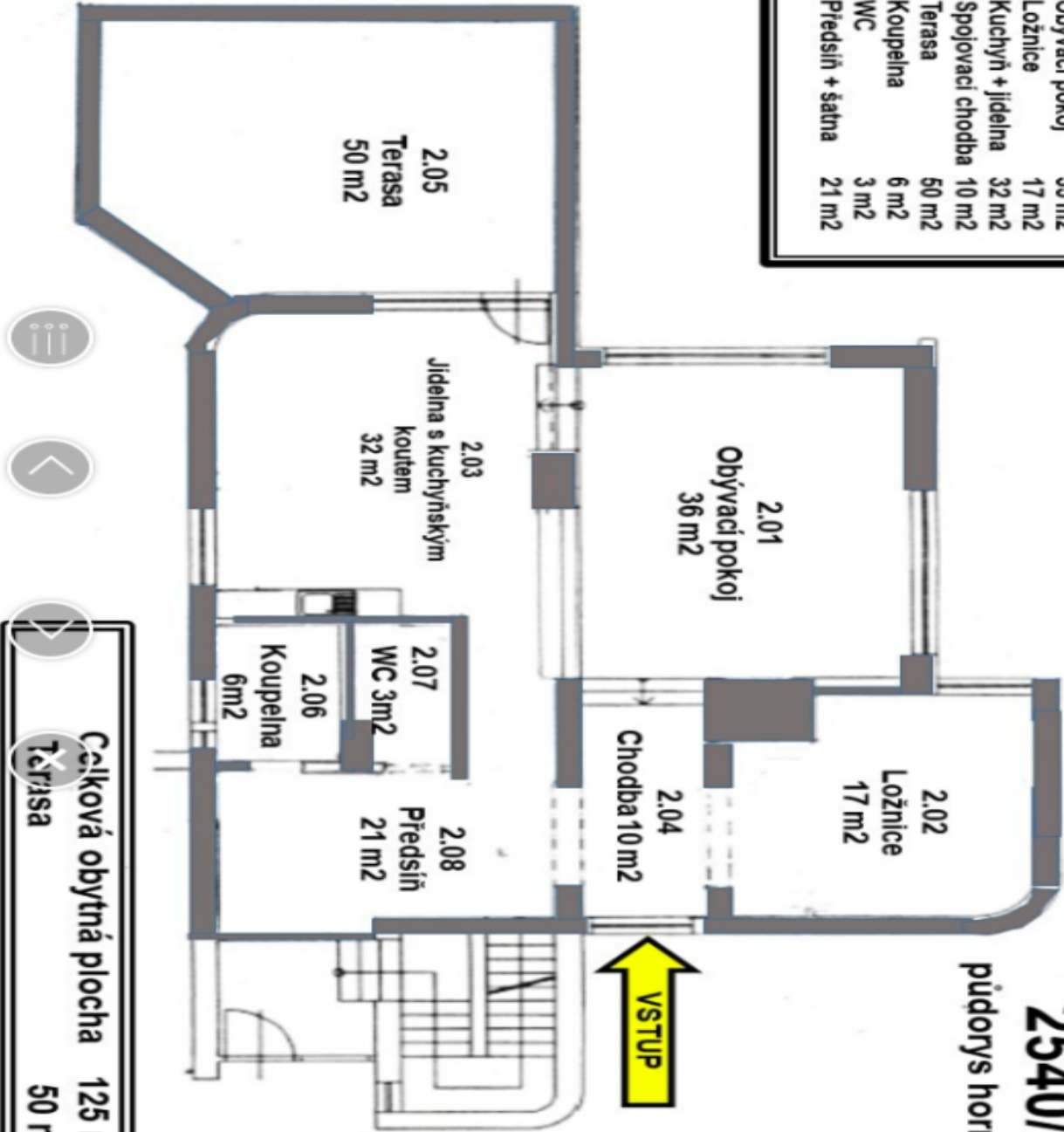


Apartment Four-bedroom (5+kk)

Rented

294 m², Prague 6, Dejvice, Na Míčánce

2.01	Obyvací pokoj	36 m2
2.02	Ložnice	17 m2
2.03	Kuchyň + jídelna	32 m2
2.04	Spojovací chodba	10 m2
2.05	Terasa	50 m2
2.06	Koupelna	6 m2
2.07	WC	3 m2
2.08	Předsíň + šatna	21 m2



Celková obytná plocha	125 m2
Terasa	50 m2

Na Míčánce
2540/36
půdorys horní patro