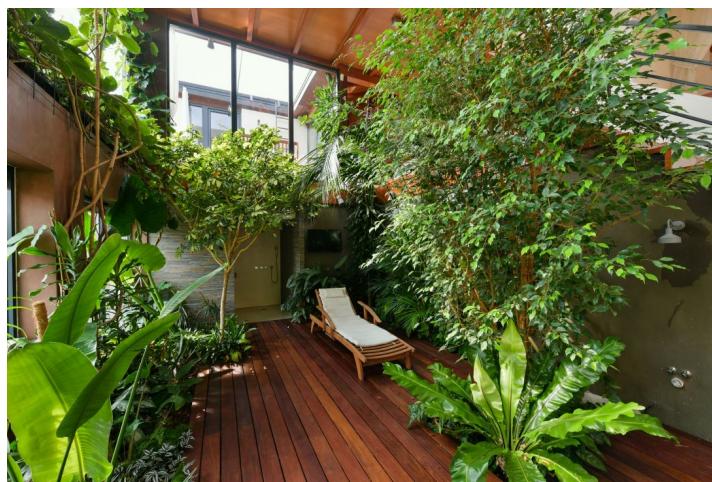




## Apartment Four-bedroom (5+kk)

Rented

256.5 m<sup>2</sup>, Prague 4, Krč, Návršní



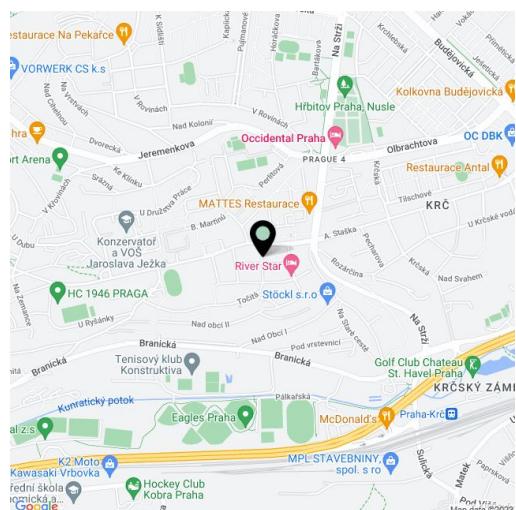


## Apartment Four-bedroom (5+kk)

Rented

256.5 m<sup>2</sup>, Prague 4, Krč, Návřšní

Total area	267 m <sup>2</sup>
Floor area*	257 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Garage for two cars.
Garage	Yes
Cellar	-
PENB	B
Reference number	40425
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 is a renovated furnished air-conditioned 4-bedroom 2-bathroom attic apartment with air-conditioning, a sauna, a terrace and a double garage, on the topmost 3rd floor of a multifunctional building with a lift in Krč, within easy reach of Prague 4 international schools. The high standard apartment is situated a few minutes from a bus stop, conveniently located near the business center of Prague 4 and Budějovická and Pankrác metro stations, with full amenities in close vicinity and quick access to the city center via the South Ring Road and the Magistrála Highway.

The apartment has an entrance hall with storage and a utility room, both accessed from the second floor. The main 3rd floor has a „day“ and „night“ zones. The day zone offers a **tropical garden** with a **sauna** and a shower, plus a spacious living room with a **fireplace**, a fully fitted open plan kitchen and access to a south facing terrace, a separate toilet, and a laundry room. The night section includes a master bedroom with **terrace** access, a bathroom with a bathtub and a walk-in shower, a study, a **walk-in closet**, two bedrooms, a shower room, a **walk-in closet**, and a separate toilet.

**Air-conditioning** throughout (except the study), laminated floors, tiles, **heat pump**, underfloor heating in the bathrooms and the kitchen, shades in south oriented windows, automatic awning, washer, dryer, dishwasher, induction cooktop, steam oven, microwave oven. **Double garage** with a separate entrance plus parking space on the plot in front of the building. The apartment is the only residential unit in the building. The tropical garden with a 6 m high ceiling can be used as a space for relaxation or a small fitness room. The open garden space adds fresh air and optimum humidity to the apartment. Service charges, gas, garden maintenance, the Internet, TV connection, garbage disposal and inner garden maintenance: CZK 7,900 per month. Electricity will be transferred to the tenant.