



## Apartment Three-bedroom (4+kk)

Rented

135.5 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova



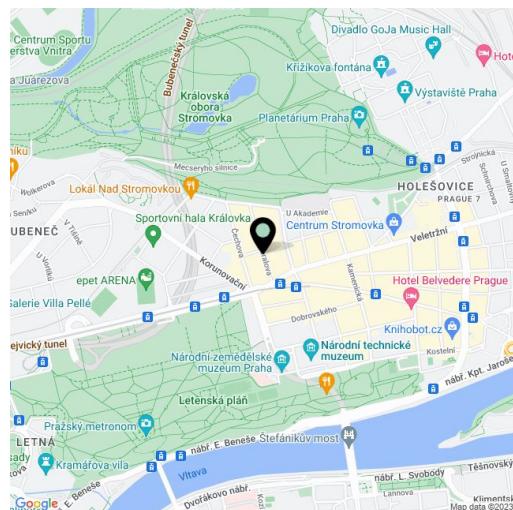


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Total area	138 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	40881
Available from	Immediately



\* 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 good quality, fully refurbished, semi furnished 3-bedroom 2-bathroom apartment with a balcony is on the first floor of a well kept Functionalist apartment building with a lift. Situated in a quiet street just steps from Stromovka Park, the largest park in Prague, a 15 min. walk to the city center through another popular Prague park - Letná, and not far from the Prague Castle. The highly sought after location offers complete amenities and very quick access to the city center - a tram stop is one minute from the building and it's a few stops to Hradčanská (line A) and Vltavská (line C) metro stations. Conveniently located for the airport and numerous international schools.

The apartment has a living room with a fully fitted open plan kitchen, three separate bedrooms (one with a balcony and a fitted walk-in closet) facing the courtyard, two bathrooms (bathtub / walk-in shower, toilet), a separate toilet with a bidet shower, a fitted walk-in closet, and an entrance hall.

**Hardwood floors**, tiles, new **casement windows**, security entry door, automatic exterior blinds, central heating, washer, dryer, dishwasher. Monthly deposit for service charges, water and heating: CZK 5,000 for two persons. Electricity and gas are billed separately.