



## Apartment Four-bedroom (5+1)

Rented

268.5 m<sup>2</sup>, Prague 6, Střešovice, Cukrovarnická



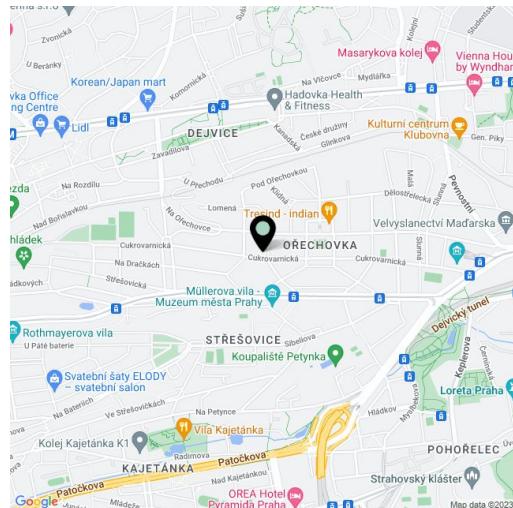


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Total area	368 m <sup>2</sup>
Floor area*	269 m <sup>2</sup>
Terrace	99 m <sup>2</sup>
Parking	Two parking spaces in a double garage are included.
Garage	Yes
Cellar	-
PENB	G
Reference number	42109
Available from	Immediately



\* 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 high standard renovated furnished 4-bedroom 3-bathroom garden apartment with a south facing terrace, on the ground floor of a villa built in the spirit of late Art Deco style. Set in the prestigious Ořechovka residential neighborhood with numerous architectural gems, full of greenery and easily accessible by car and public transport from the city center as well as from the airport. There is a tennis court near by, tram and bus stops with fast connections to metro (Dejvická metro station 4 min., Hradčanská 5 min.), and amenities within easy reach. A park with a playground and water features, a popular garden center with a restaurant as well as a swimming pool are within walking distance.

The interior consists of a large living room with a dining area and access to a private **terrace** and **garden**, a fully fitted kitchen with sliding glass doors and an adjoining **winter garden** used as a study, 2 children's bedrooms with an en-suite bathroom, a family bathroom with a guest toilet, and a master bedroom with an en-suite bathroom and a **dressing room**. There is a spacious entrance hall, a storeroom, a laundry room, and a garage with direct access to the apartment.

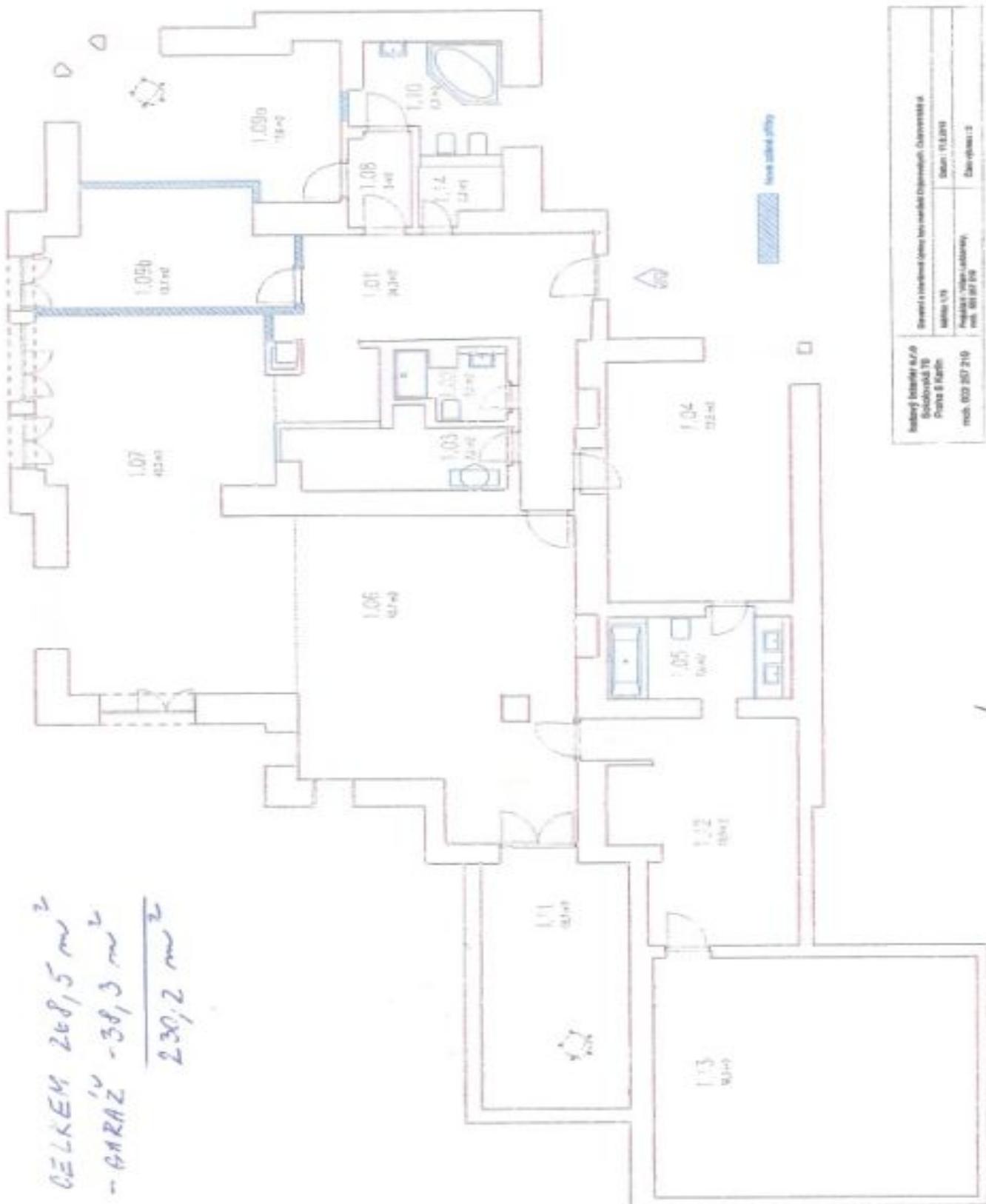
Renovated **solid wood parquet floors**, heated bathroom floors, **hardwood interior doors**, **wooden windows** (with unbreakable insulated double-glazed panes), **aluminum windows** with awnings in the winter garden, security entry door, custom-made kitchen with a **Spanish stone** worktop and Siemens appliances, sanitary ware designed by **Phillip Starck**, gas boiler, alarm, shared garden with irrigation. **Two garage parking spaces** are included. Monthly deposit for service charges, water, security agency and the Internet: CZK 12,885. Monthly deposit for gas and electricity: CZK 10,900.



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