



Apartment Three-bedroom (4+kk)

Rented

217 m², Prague 6, Břevnov, Šlikova





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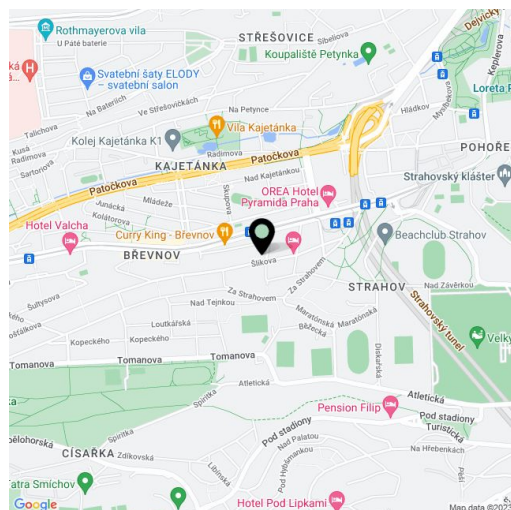
217 m², Prague 6, Břevnov, Šlikova

Total area	261 m²
Floor area*	217 m²
Balcony	14 m²
Terrace	30 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	42848
Available from	Immediately

This spacious furnished 3-bedroom 2-bathroom split-level apartment with a terrace, balcony, access to a shared garden, and parking is set on the ground floor of a renovated apartment building with a shared sauna and a mature garden, on a quiet street in the green Břevnov neighborhood, within walking distance of the Prague Castle and Břevnov Monastery, near Ladronka Park. A sought-after residential location with complete services and amenities within easy reach and quick access to the city center, the airport, and international schools, just a few min. walk to a tram stop with connections to the Hradčanská and Malostranská metro stations.

The lower floor of the apartment features a spacious living room with a **fireplace**, a fully fitted open plan kitchen, a dining area, and access to the **terrace** and **garden**, an adjacent kitchenette with a **bar**, a study area, a toilet, and an entrance hall with built-in storage space. The upper floor includes a gallery, two bedrooms with fitted **walk-in closets** and a shared **balcony** facing the courtyard garden, a third bedroom, a bathroom (bathtub, walk-in shower, bidet, toilet), a second bathroom (walk-in shower, toilet), and two fitted **walk-in closets**.

Hardwood floors, tiles, wooden staircase, large windows, oil burning **fireplace**, Bořek Šípek chandeliers, central heating, underfloor heating in the bathrooms, washer, dryer, high standard German kitchen, artificial stone kitchen worktop, **Miele** appliances, dishwasher, induction cooktop, steam oven, vacuum seal drawer, two fridges, wine fridge, TV, alarm, **cellar**. **Two garage parking spaces** are available at CZK 2,500/space/month. Monthly deposit for service charges, heating, and water: CZK 9,000. Monthly deposit for electricity: CZK 4,500.



* 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.