



## Apartment Three-bedroom (4+kk)

Rented

152.4 m<sup>2</sup>, Prague 6, Bubeneč, Gotthardská

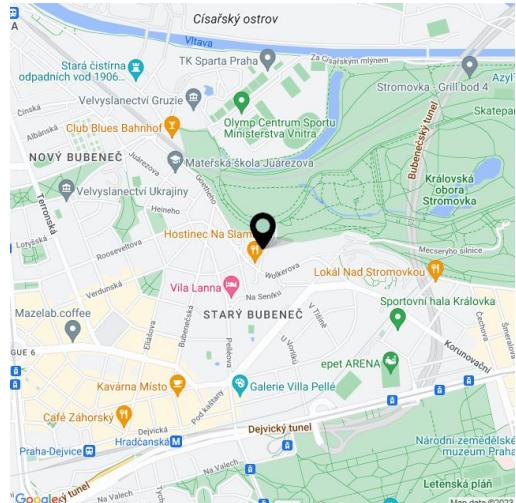




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Total area	174 m <sup>2</sup>
Floor area*	152 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Garage parking nearby.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges and water: CZK 5,000. Gas and electricity are billed separately.
PENB	G
Reference number	43274
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.

**Greatly benefiting from a perfect location right next to Stromovka Park, this spacious renovated 3-bedroom apartment with a terrace and 2 balconies is on the first floor of a refurbished historic building with an elevator. Located in the prestigious embassy district of Bubeneč, a minutes' walk to a bus stop and a ten-minute walk to the Hradčanská and Dejvická metro stations with full amenities in the area. Conveniently located for the international schools in Prague 6 and to the airport.**

The interior features a living room with a fully fitted open plan kitchen and a **balcony** facing a quiet street, a bedroom with built-in wardrobes and a **terrace** facing the courtyard, a bedroom with built-in wardrobes and a **balcony** facing the street, and a third bedroom. There is a fitted **walk-in closet**, a hall, a bathroom (bathtub, walk-in shower, bidet, toilet), a utility room, a guest toilet, and an entrance hall/**winter garden** with green views.

Wooden floating floors, tiles, built-in wardrobes, high ceilings, atelier windows, gas boiler, washer, dryer, dishwasher, induction cooktop, microwave oven, video entry phone. A **garage parking** space 500 m from the building is included.