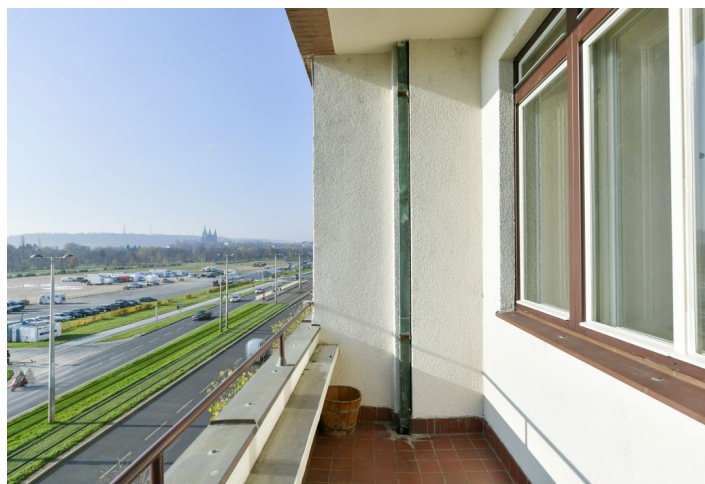




## Apartment Two-bedroom (3+1)

Rented

122 m<sup>2</sup>, Prague 7, Bubeneč, Milady Horákové





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Rented

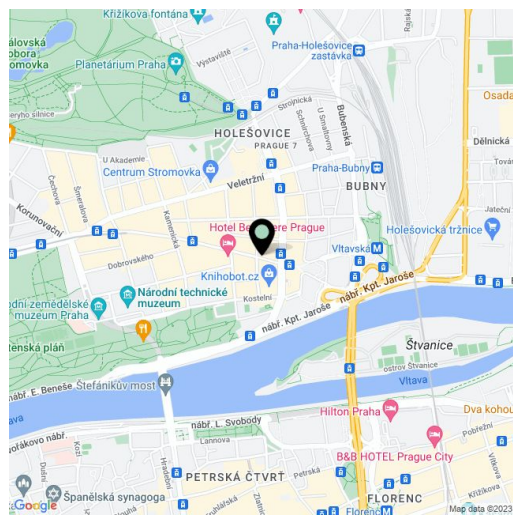
122 m<sup>2</sup>, Prague 7, Bubeneč, Milady Horákové

Total area	130 m <sup>2</sup>
Floor area*	122 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: approx. CZK 5,000 for four persons. Electricity will be transferred to the tenant.
PENB	G
Reference number	100367
Available from	Immediately

Boasting wonderful direct views of adjacent Letná Park, Prague Castle, Petřín Hill, and the Prague skyline, this renovated apartment with 2 loggias is situated on the 3rd floor of a well-maintained Functionalist residential building with an elevator. The unique building is set in a sought-after area in Prague 7 in close vicinity of the Sparta stadium, and within walking distance of Stromovka Park. A location with a fine selection of cafes, restaurants, trendy bistros, shopping and cultural venues, and with very quick access to the city center, just one tram stop from the Hradčanská metro station. Conveniently located within easy reach of the airport and Prague 6 international schools.

The interior features a living room connected to a large hall that can be used as a dining room, a fully fitted kitchen with a **balcony** facing the courtyard, plus an adjacent **study**/storage room, a pantry, a bedroom with an **enclosed balcony** facing the park, a bedroom facing the courtyard, a bathroom with a bathtub, a toilet, and an entrance hall. One bedroom and the kitchen enjoy views of the newly renovated **Letná Water Tower**.

Preserved original features, **hardwood parquet floors**, tiles, plenty of original built-in wardrobes and storage, automatic external blinds, central heating, dishwasher, UPC cable, **cellar**, chip entry to the building.



\* 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.