



## Apartment One-bedroom (2+kk)

Rented

55.4 m<sup>2</sup>, Praha 6, Veveslavín, Na dračkách





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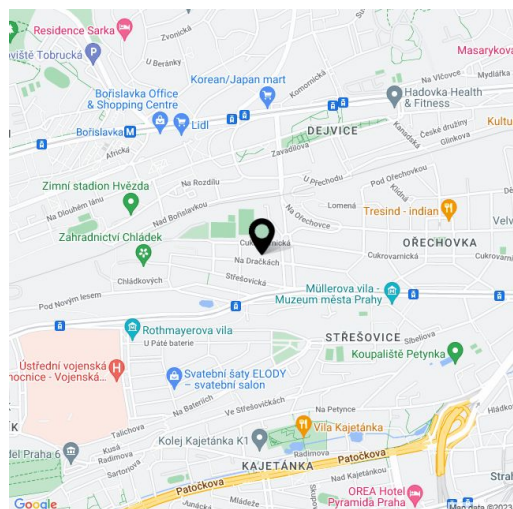
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Total area	60 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water, and heating: CZK 5,500. Electricity is billed separately.
Reference number	100635
Available from	Immediately

This brand new 1-bedroom apartment with a south-facing enclosed balcony and garage parking is situated on the first floor of Maison Ořechovka, a high-quality contemporary residential complex with a 24/7 reception designed by the QARTA Architektura studio. Set in a premium location in the Ořechovka residential neighborhood in Prague 6, on the border of Střešovice and Dejvice, with plenty of greenery. Within easy reach of amenities, international schools (The Riverside School Junior High and ISP (International School of Prague)), and the airport. The project was awarded the Real Estate Project of 2020 prize in the category Best Project in the Czech Republic.

The apartment includes a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a bedroom with a wardrobe, a bathroom (walk-in shower, toilet, bidet shower), a laundry/utility room, and an entrance hall with a wardrobe.

**Hardwood floors**, tiles, security entry door, automatic exterior blinds, washer/dryer, dishwasher, induction cooktop, video entry phone, **cellar**, pram and bike storage, security cameras. A **garage parking** space is included.



\* 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.



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01 CHODBA	7,3 m <sup>2</sup>
02 OBÝVAČÍ POKOJ+ KUCHYNSKÝ KOUT	36,1 m <sup>2</sup>
03 KODORNA	2,1 m <sup>2</sup>
04 KOUPELNA+WC	4,9 m <sup>2</sup>
05 POKOJ	15,1 m <sup>2</sup>
UZITNÁ PLOCHA BYTU	55,4 m <sup>2</sup>
PODLAHOVÁ PLOCHA BYTU	58,7 m <sup>2</sup>
06 LOUŽIE	5,0 m <sup>2</sup>

BYT

