



## Apartment Three-bedroom (4+kk)

Rented

134 m<sup>2</sup>, Prague 6, Břevnov, Na Viničce





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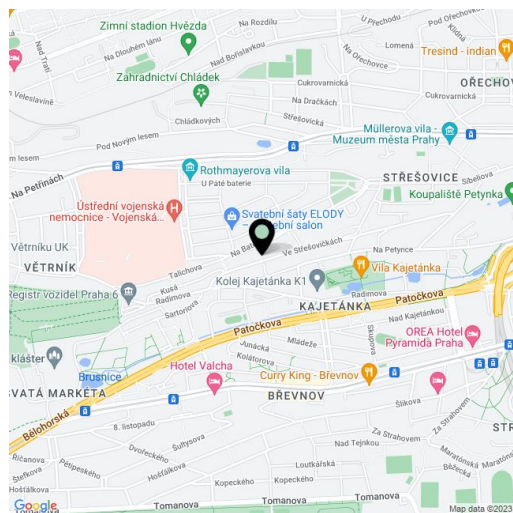
134 m<sup>2</sup>, Prague 6, Břevnov, Na Viničce

|                  |  |
|------------------|--|
| Total area       | 144 m <sup>2</sup>   |
| Floor area*      | 134 m <sup>2</sup>   |
| Balcony          | 10 m <sup>2</sup>  |
| Parking          | Garage.  |
| Garage           | Yes  |
| Cellar           | -  |
| Service price    | Monthly deposit for service charges, water, and heating CZK 12,000 (for 4 persons). Electricity - transferred to the tenant. |
| PENB             | G  |
| Reference number | 100701   |
| Available from   | Immediately  |

This sunny southeast-facing furnished apartment with 2 bathrooms, 3 balconies, spectacular views of the Prague panorama, and garage parking is on the 4th topmost floor of a well-maintained renovated building with an elevator, in a sought-after part of Prague 6 - Břevnov. An attractive quiet location boasting plenty of greenery, with full amenities and good connections to the city center (5 minutes to the Hradčanská metro station from the nearby bus stop). Popular Ladronka Park and the Petynka swimming pool are also nearby.

The interior consists of a corner living room with a **fireplace**, a fully fitted open plan kitchen, dining area, and 2 **south-facing balconies** offering lovely views, 3 bedrooms (one with a courtyard-facing **balcony**), 2 bathrooms (bathtub, toilet, bidet/walk-in shower, toilet), a utility room, and an entrance hall with a built-in wardrobe.

**Hardwood floors**, tiles, plenty of built-in storage space, security entry door, automatic exterior roller blinds, central heating, underfloor heating in the bathrooms, washer, dryer, dishwasher, induction cooktop, microwave oven, coffee maker, alarm. A parking space in a separate **garage** is included, plus an additional parking space in front of the garage.



\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.