



## Apartment Three-bedroom (4+kk)

Rented

99 m<sup>2</sup>, Praha 6, Veleslavin, Pod Dvorem





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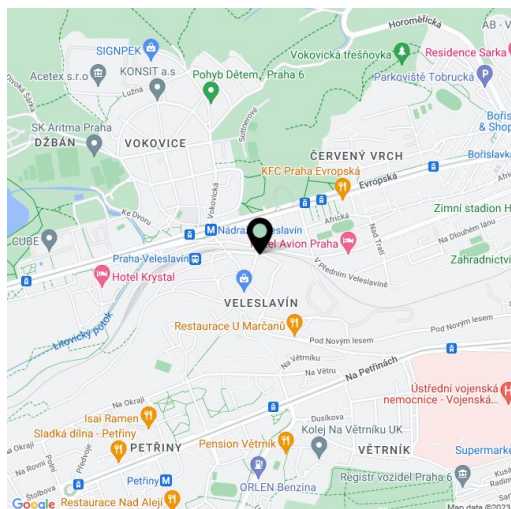
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Total area	124 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for common building charges, water, heating and electricity incl. Internet CZK 7,000/month.
PENB	B
Reference number	100813
Available from	Immediately

This fully furnished 3-bedroom 2-bathroom apartment with a terrace and a balcony is on the first floor of a contemporary residential project with underground parking. Situated near Chateau Veleslavín, the Divoká Šárka nature preserve, and Hvězda Park, on the border of the Veleslavín and Ořechovka Prague residential areas, with quick access to the city center and amenities, with the Nádraží Veleslavín metro station and tram stop just a few min. walk from the building. Conveniently located for the airport and international schools in Prague 6.

The interior features a living room with a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom (walk-in shower, toilet) and a small walk-in closet, two additional bedrooms, a family bathroom (bathtub, toilet), a guest toilet, and an entry hall with built-in wardrobes.

Green views, new furnishings and equipment, wooden floors, security entry door, built-in storage, French windows, blinds, washer/dryer, dishwasher, microwave oven, basic dishes, iron and ironing board, vacuum cleaner, two TV sets, video entry phone, basement storage unit. Nicely landscaped green courtyard with a playground for children available. One garage parking space is included. Available from February 2023 or earlier upon agreement.



\* 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.

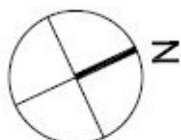
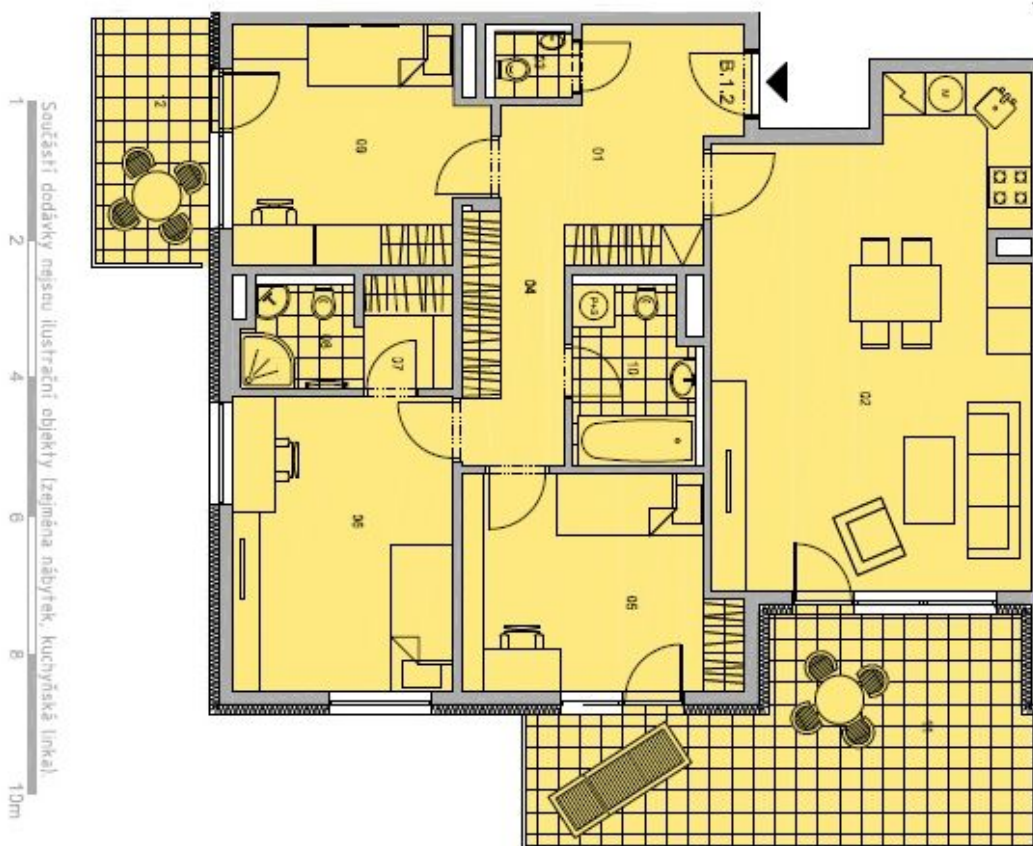




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Číslo místnosti	Název místnosti	Plocha / Objem
01	PŘEDKOVÝ / LOUŽIČKA	9,2 m <sup>2</sup>
02	OBÝVACÍ MÍSTNOST - KUCHYŇSKÁ LINKA / ŽIVĚNÍ	31,7 m <sup>2</sup>
03	WC / WC	1,9 m <sup>2</sup>
04	CHODBA / CHODBA	3,8 m <sup>2</sup>
05	LOUŽIČKA / KUCHYŇSKÁ LINKA	11,8 m <sup>2</sup>
06	LOUŽIČKA / KUCHYŇSKÁ LINKA	13,5 m <sup>2</sup>
07	BALNĚČNÍ KOBLENKA	2,2 m <sup>2</sup>
08	KUCHYŇSKÁ LINKA / BALNĚČNÍ KOBLENKA	2,2 m <sup>2</sup>
09	LOUŽIČKA / KUCHYŇSKÁ LINKA	12,4 m <sup>2</sup>
10	KUCHYŇSKÁ LINKA / WC / BALNĚČNÍ KOBLENKA	4,4 m <sup>2</sup>
<b>CELKOVÁ PLOCHA BYTU / CELKOVÝ OBJEM</b>		<b>99,7 m<sup>2</sup></b>
<b>CELKOVÁ PLOCHA BYTU / CELKOVÝ OBJEM</b>		<b>99,7 m<sup>2</sup></b>
11	TERASA / TERASA	19,5 m <sup>2</sup>
12	TERASA / TERASA	4,5 m <sup>2</sup>
<b>CELKOVÁ PLOCHA PLOCHY / CELKOVÝ OBJEM</b>		<b>124,2 m<sup>2</sup></b>



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