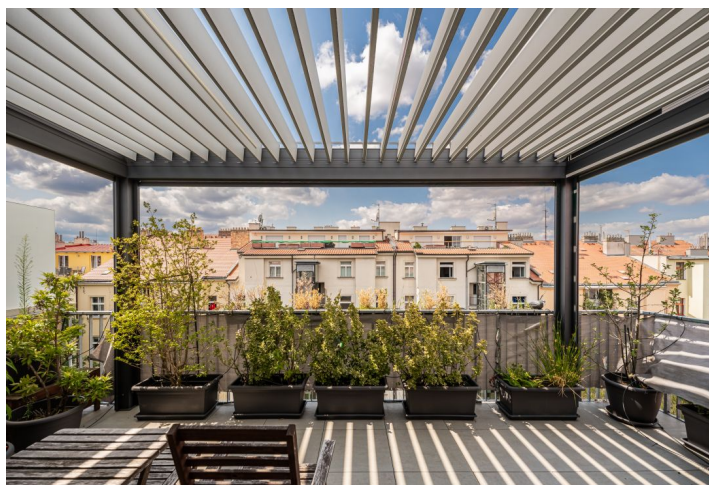




## Apartment Two-bedroom (3+kk)

Rented

143 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova





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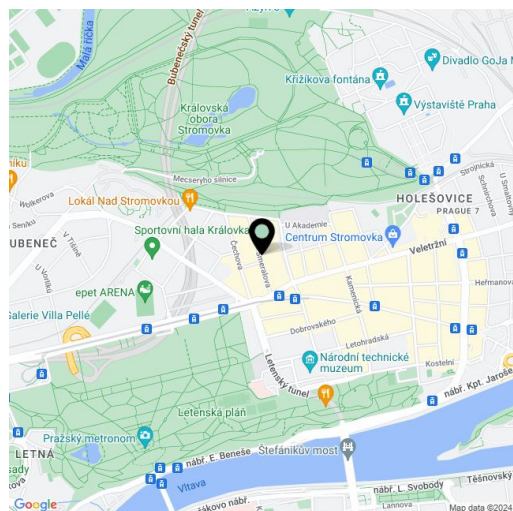
143 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova

Total area	167 m <sup>2</sup>
Floor area*	143 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services and water: CZK 1,000 per person. Electricity and gas are billed separately.
PENB	Not required
Reference number	104823
Available from	Immediately

This good quality, furnished split-level apartment with a balcony and a terrace is on the 4th topmost floor of a well-maintained apartment building with an elevator situated on a quiet street mere steps from Stromovka Park, the largest park in Prague, a 15 min. walk to the city center through another popular Prague park - Letná, and not far from the Prague Castle. The highly sought-after location offers complete amenities and very quick access to the city center - a tram stop is one minute from the building and it's a few stops to the Hradčanská (line A) and Vltavská (line C) metro stations. Conveniently located for the airport and numerous international schools.

The elegant interior features, on the lower level, a master bedroom with a fitted **walk-in closet** and an en-suite bathroom (bathtub, toilet), a bedroom with a **balcony** and an en-suite bathroom (walk-in shower, toilet), a storage/utility room, and an entrance hall with a built-in wardrobe. The upper floor features a living room with a **fireplace**, a fully fitted open plan kitchen and a west-facing **terrace** overlooking the courtyard, and a toilet with a bidet shower.

**Hardwood floors**, tiles, security entry door, ample built-in storage, skylights with rain sensors, interior and exterior roller blinds, gas boiler, underfloor heating in the bathrooms, washer, dryer, dishwasher, induction stove top, steam oven, combination oven, bioclimatic pergola.



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