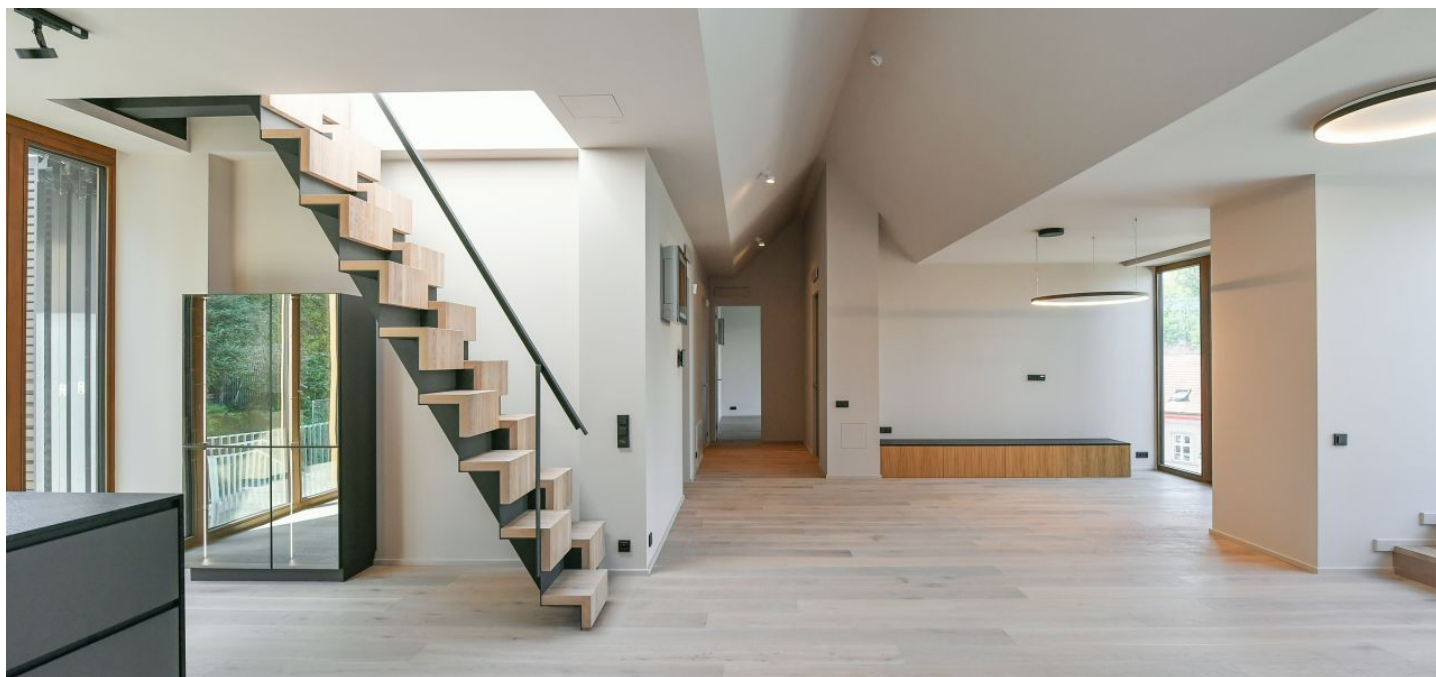




## Apartment Three-bedroom (4+kk)

Rented

159.6 m<sup>2</sup>, Prague 6, Bubeneč, Gotthardská





## Apartment Three-bedroom (4+kk)

Rented

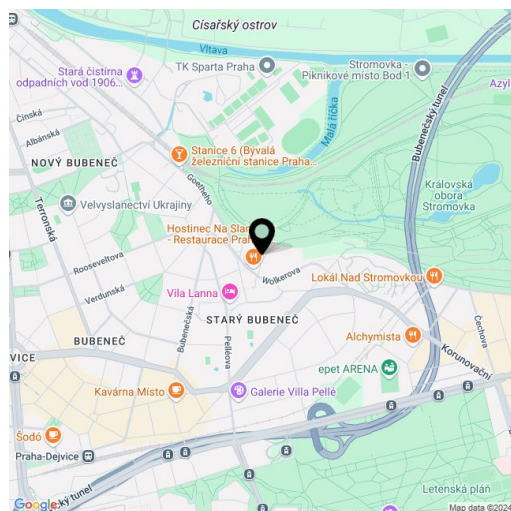
159.6 m<sup>2</sup>, Prague 6, Bubeneč, Gotthardská

Total area	257 m <sup>2</sup>
Floor area*	160 m <sup>2</sup>
Terrace	98 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and water: CZK 7,500. Electricity and gas are billed separately.
PENB	B
Reference number	106206
Available from	Immediately

**Apartment with a roof terrace and a terrace right next to Stromovka Park. This brand-new high standard unfurnished 2-bathroom apartment with direct access from the elevator and parking. Situated on the 3rd topmost floor of the Gotthardská Residence - a new apartment building with an elevator. Located in the prestigious embassy district of Bubeneč, a few minutes' walk from a bus stop, about a ten-minute walk from the Hradčanská and Dejvická metro stations with full amenities in the area. Conveniently located for numerous international schools in Prague 6 and to the airport.**

The interior features a spacious living room with a fully fitted open plan kitchen and access to the **terrace**, a master bedroom with an en-suite bathroom (bathtub, walk-in shower, bidet, toilet), a bedroom with a built-in wardrobe, and a third bedroom. There is a family bathroom (walk-in shower, toilet with a bidet shower), a utility room, a guest toilet, and an entrance hall. The **roof terrace** is accessible via steep stairs from the living room. There is a small entrance hall with a built-in wardrobe on the second floor.

**Air-conditioning, heat recovery ventilation, hardwood floors, tiles, automatic exterior blinds, gas boiler, underfloor heating, central vacuum cleaner, Miele kitchen appliances, dishwasher, induction stove top, microwave oven, cellar. A garage parking space with a charger for electric cars is available at CZK 6,000/month. A second space is available at CZK 4,000/month.**



\* 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.