



## Apartment Two-bedroom (3+1)

Rented

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





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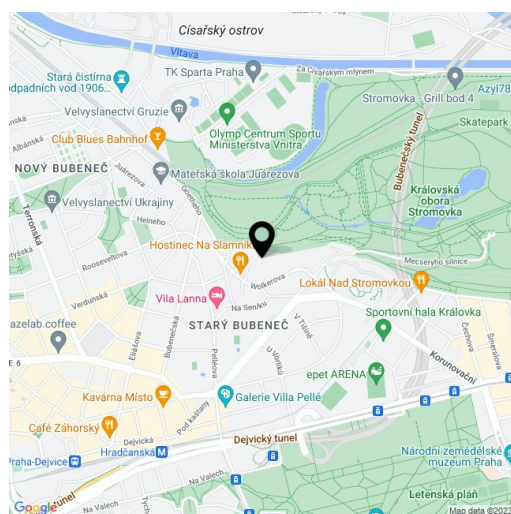
120 m<sup>2</sup>, Prague 6, Bubeneč, Gotthardská

|                  |                                     |
|------------------|-------------------------------------|
| Total area       | 120 m <sup>2</sup>                  |
| Parking          | Parking is subject to availability. |
| Cellar           | -                                   |
| PENB             | F                                   |
| Reference number | 10625                               |
| Available from   | Immediately                         |

Greatly benefiting from the location right next to the Stromovka Park, this is a fully newly renovated 2-bedroom 2-bathroom apartment with park views, on the third floor of a completely refurbished 19th century building with a new lift. Located in a quiet cul-de-sac in the prestigious embassy district of Bubeneč, a few min. walk to a bus stop, and a short walk to Hradčanská and Dejvická metro stations with full amenities in the immediate vicinity. Conveniently located for the international schools in Prague 6 and the airport.

The interior features a spacious living room with a dining area, a fully fitted kitchen, a master bedroom with an en-suite bathroom (walk-in shower, toilet, bidet shower), a second bedroom, a family bathroom (bathtub, toilet, bidet shower), a storage room, an additional separate toilet with a bidet shower, and an entrance hall.

Beautiful views of the Stromovka Park, solid wood parquet floors, tiles, security entry door, large windows, dishwasher, induction cooktop, microwave oven, gas boiler, satellite reception. The apartment can be fully furnished at a higher rent. **Parking** next to the building at CZK 3000/month is subject to availability. Deposit for service charges and water: CZK 2500/month. Electricity and gas will be transferred to the tenant.



\* 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.



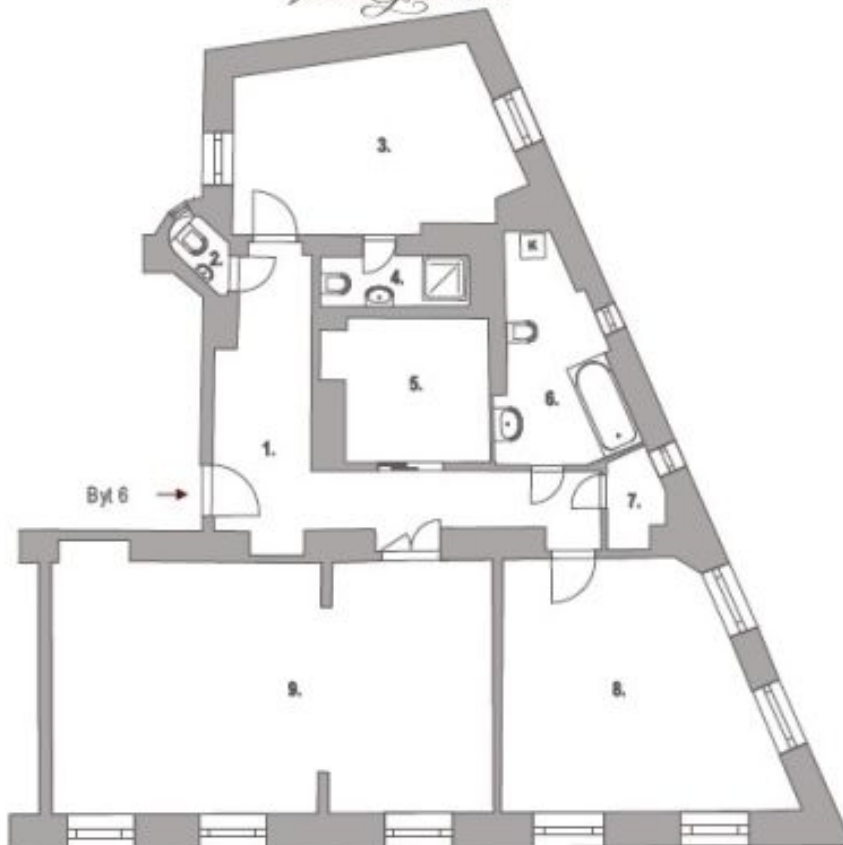
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*Villa Gotthard*



### 3. PATRO



**BYT 6 3+1**



| Byt 6                             | 4 NP                       |
|-----------------------------------|----------------------------|
| 1. chodba                         | 15,9 m <sup>2</sup>        |
| 2. WC                             | 0,9 m <sup>2</sup>         |
| 3. pokoj                          | 15,1 m <sup>2</sup>        |
| 4. koupelna                       | 2,5 m <sup>2</sup>         |
| 5. kuchyň                         | 7,9 m <sup>2</sup>         |
| 6. koupelna                       | 6,7 m <sup>2</sup>         |
| 7. komora                         | 1,7 m <sup>2</sup>         |
| 8. pokoj                          | 20,5 m <sup>2</sup>        |
| 9. obýv.pokoj s jídelnou          | 37,7 m <sup>2</sup>        |
| <b>Celková užitná plocha bytu</b> | <b>108,9 m<sup>2</sup></b> |
| <b>Celková podlahová plocha</b>   | <b>120,3 m<sup>2</sup></b> |