



## Apartment Three-bedroom (4+kk)

Rented

120 m<sup>2</sup>, Prague 6, Břevnov, Na Petynce





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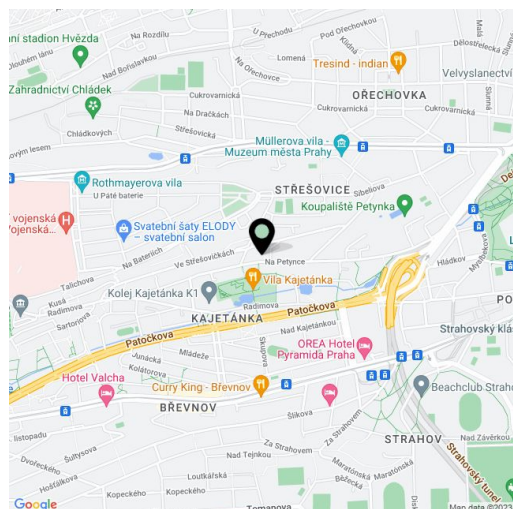
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Total area	185 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	65 m <sup>2</sup>
Parking	Parking available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	11247
Available from	Immediately

Boasting a 195 m<sup>2</sup> terrace and garden, this high standard 3-bedroom 2-bathroom flat is situated on the ground floor with lift in a newly built modern residence with camera system and underground parking. Located in a quiet area with great amenities, just a short walk to the Prague Castle, with quick access to Ladronka Park, international schools, the city center and the airport.

With all windows oriented towards the lovely Kajetánka Park with a pond, the interior includes a 45 m<sup>2</sup> living room with a fully integrated open kitchen and dining area, master bedroom with an en-suite shower bathroom, two more bedrooms interconnected by sliding doors, family bathroom with tub and walk-in shower, guest toilet, and an open entry hall. The terrace / garden is accessible from all rooms through French doors and floor-to-ceiling windows.

Floating floors, security door, wardrobes, security electric blinds, washer, dryer, video entry phone, telephone line, cable TV connection. Can be furnished at a higher rent. One garage space and storage unit, plus an outside visitor parking space available (included). Common building charges and deposit for utilities CZK 9000/month. Available from January 2016.



\* 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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DŮM č.1 HOUSE No.1		Byt. číslo No.4
číslo	NÁZEV MÍSTNOSTI	PLOCHA (m <sup>2</sup> )
01	obývací	6,6
02	ložnice	4,4
03	ložnice	15,2
04	obývací pokoj + k	45,4
05	obývací	11,6
06	ložnice	4,0
07	kuchyně	1,2
08	ložnice	12,5
09	ložnice	12,7
10	balkon a terasa s plotí	3,3
11	zastřešená	196,3
PLOCHA BYTU CELKEM		116,7 196,3