



## Apartment Four-bedroom (5+1)

Rented

200 m<sup>2</sup>, Prague 6, Bubeneč, Juárezova





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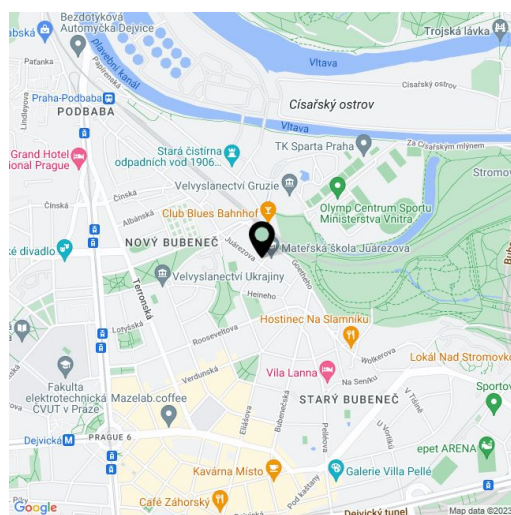
200 m<sup>2</sup>, Prague 6, Bubeneč, Juárezova

|                  |                    |
|------------------|--------------------|
| Total area       | 200 m <sup>2</sup> |
| Garden           | 400 m <sup>2</sup> |
| Parking          | -                  |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 12753              |
| Available from   | Immediately        |

Boasting a prestigious residential location, this is a 4-bedroom 2-bathroom split-level flat with a 400 m<sup>2</sup> shared mature garden. Situated on the ground and lower ground floor of a traditional villa in a diplomatic area of Bubeneč neighboring numerous embassies and just a few steps from the Stromovka park and tennis courts. Quiet location with complete amenities in the neighborhood, quick access to the city center and the airport, and convenient to international schools. A ten minute walk to Hradčanská and Dejvická metro stations.

The main level includes a large living room with a wood burning fireplace, a fully fitted open kitchen, dining area and access to the south oriented terrace and garden, master bedroom with built-in wardrobes, two interconnected children's bedrooms with built-in sleeping galleries, a full bathroom, a guest toilet, and a spacious entrance hall. The lower level features a guest unit incl. one room and a shower bathroom (separate entrance), a tiled playroom (or second living room) with access to the garden, and utility / laundry room.

Preserved original details, solid wood parquet floors, tiles, floor heating throughout, built-in wardrobes, outdoor blinds in bedrooms, central vacuum cleaner, audio entry phone. Utilities around CZK 8000 per 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.