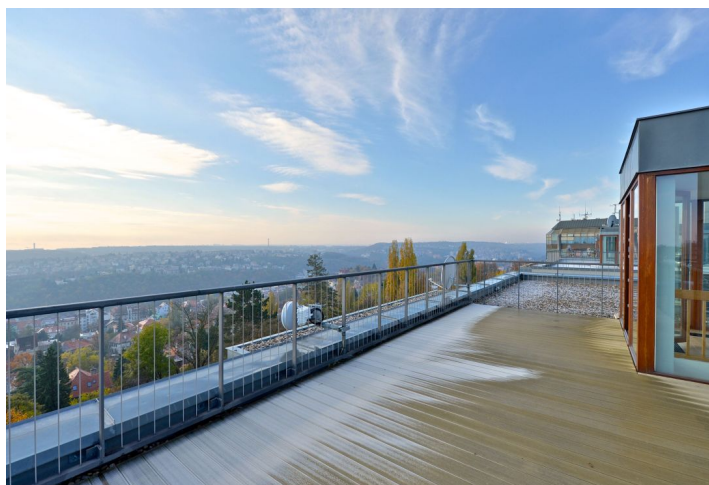




## Apartment Three-bedroom (4+1)

Rented

202 m<sup>2</sup>, Praha 6, Břevnov, Šermířská





## Apartment Three-bedroom (4+1)

Rented

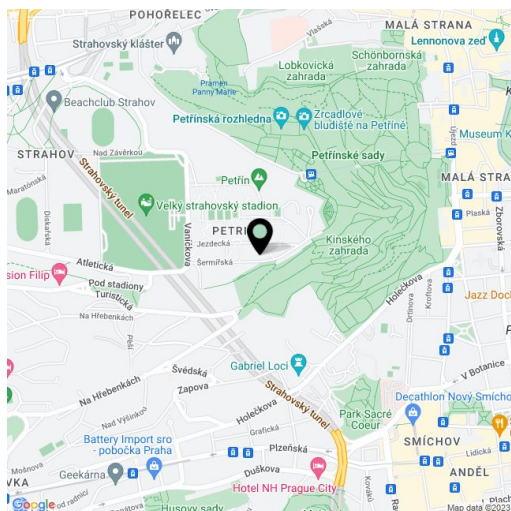
202 m<sup>2</sup>, Praha 6, Břevnov, Šermířská

Total area	232 m <sup>2</sup>
Floor area*	202 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Two garage spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	12900
Available from	31.12.2024

Highly benefiting from a 30 m<sup>2</sup> roof terrace providing beautiful unobstructed views of Prague, this is a spacious partly furnished 3-bedroom 2-bathroom duplex with a balcony. Situated on the 3rd floor with lift in the Villa Park Strahov residential project with a 24-hour reception, security and underground parking. Quiet location with quick access to the city center, convenient to international schools and the airport, within easy reach of the Prague Castle.

The interior includes a fully fitted open kitchen with dining area and balcony access, a large sunny living room with lots of French windows offering views of Prague and the adjacent green park, three separate bedrooms, two bathrooms (bathtub / walk-in shower, bidet, toilet), a guest toilet, utility room, and entry hall. The upper level features a room which can be used as a winter garden, and access to the large roof terrace.

Wooden floors, tiles, security entry door, lots of built-in wardrobes, French windows, air-conditioning, automatic outdoor blinds, gas boiler, washing machine, dryer, satellite TV connection, alarm, video entry phone, cellar. Two garage parking spaces included. Common building charges incl. security service CZK 5,000 per month. Utilities CZK 6,000 per month.



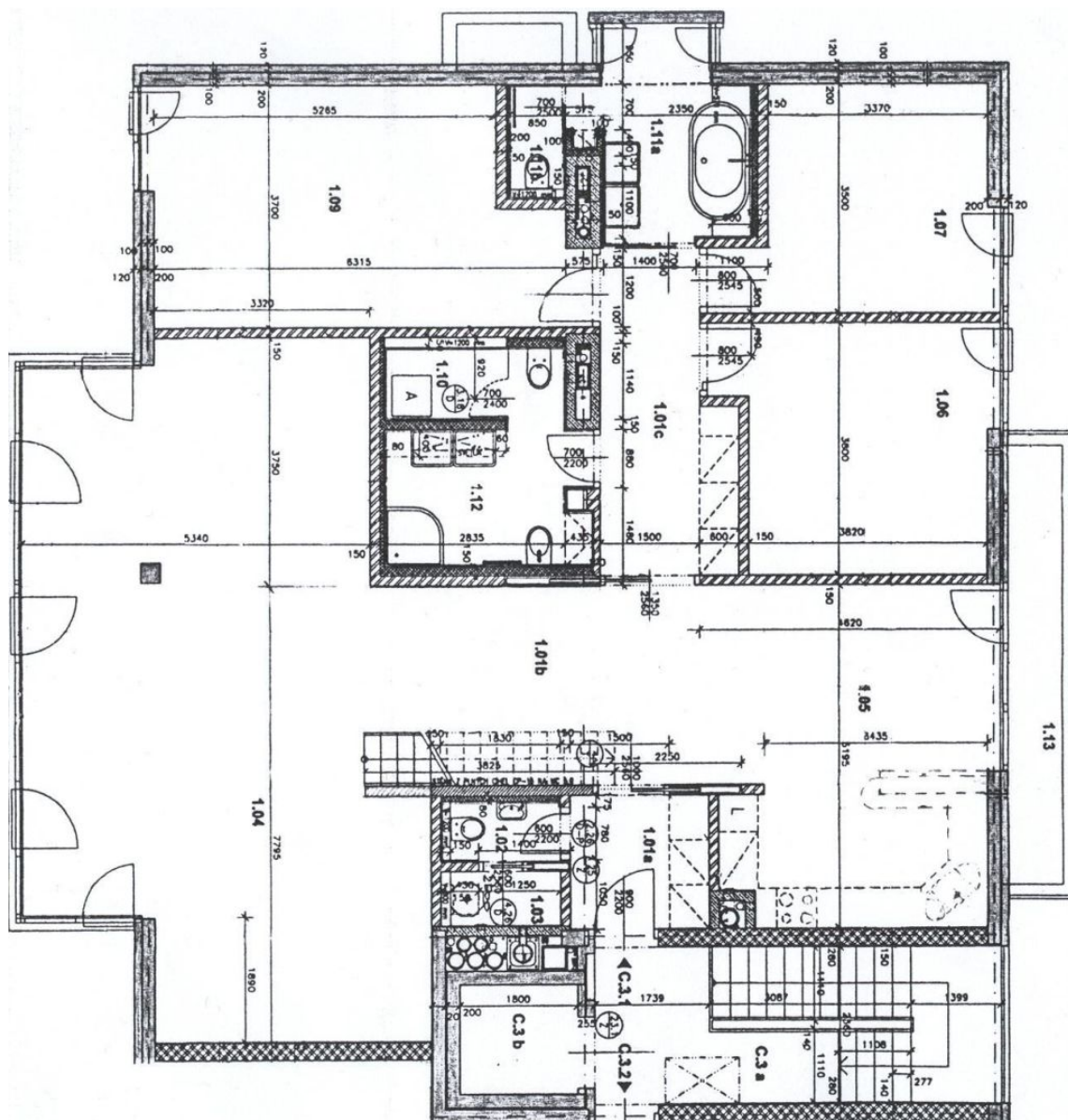
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Three-bedroom (4+1)

Rented

202 m<sup>2</sup>, Praha 6, Břevnov, Šermířská





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