



## Apartment Three-bedroom (4+kk)

Rented

162 m<sup>2</sup>, Prague 6, Veleslavín, Adamova





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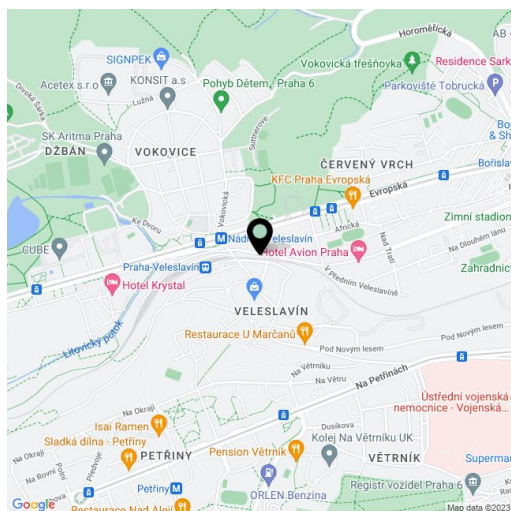
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Total area	315 m <sup>2</sup>
Floor area*	162 m <sup>2</sup>
Terrace	153 m <sup>2</sup>
Parking	Garage for 2 cars.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	13309
Available from	Immediately

This is a comfortable furnished and air-conditioned 3-bedroom 2-bathroom apartment with a huge roof terrace (153 m<sup>2</sup>), a jacuzzi and a sauna, on the entire top floor in a contemporary residential project with underground parking. Situated near the Chateau Veleslavín, Divoká Šárka nature preserve and the Hvězda Park, on the border of Veleslavín and Ořechovka Prague residential areas, with quick access to the city center and amenities, with Nádraží Veleslavín metro station and trams just a few min. walk from the building. Conveniently located for the airport and international schools in Prague 6.

The interior offers a fully fitted kitchen opening to the living room with a **double sided fireplace** and a reading room, 2 bedrooms (one with a **walk-in closet**), a study, 2 bathrooms (massage shower, bathtub, bidet toilet / massage shower, a separate toilet with a pissoir), a **sauna**, and an entrance hall. The **roof terrace** is accessible from the living room and two bedrooms, and it offers a **jacuzzi** for 4-6 people and a pergola with BBQ.

Quality equipment and finishes, **oak floors**, solid **rosewood** interior doors and built-in wardrobes, French windows, washer, dryer, security entry door, wall and underfloor heating, video entry phone, alarm, UPC cable and satellite TV connection, **cellar. Double garage**. Regular cleaning service can be arranged. Deposit for service charges and utilities: CZK 10,000/month. Available from November 2021.



\* 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.