



## Apartment Two-bedroom (3+1)

Rented

122 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova





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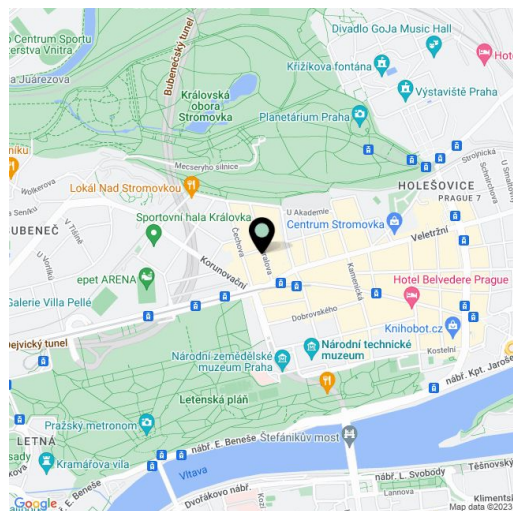
122 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova

|                  |                    |
|------------------|--------------------|
| Total area       | 140 m <sup>2</sup> |
| Floor area*      | 122 m <sup>2</sup> |
| Terrace          | 18 m <sup>2</sup>  |
| Parking          | -                  |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 16673              |
| Available from   | Immediately        |

Fully refurbished good quality 2-bedroom 2-bathroom split-level attic flat with an 18 m<sup>2</sup> terrace on the fourth floor of a completely reconstructed building with a lift. Located in a quiet street steps from Stromovka Park, the largest park in Prague, a 15 minute walk to the center through another popular Prague park - Letná, and not far from the Prague Castle. Tram connections (tram stop one minute from the building), convenient to Hradčanská (line A) and Vltavská (line C) metro stations.

The lower level includes a spacious living room, a fully fitted kitchen, guest toilet, and entry hall with a built-in clothes closet. The upper floor features a hall, terrace facing the courtyard, two air-conditioned bedrooms, two en-suite bathrooms (tub / walk-in shower, double sink, toilet), utility area, and a large walk-in closet.

Parquet floors and tiles, security door, gas boiler, audio entry phone. Common building charges CZK 600/person/month. Gas and electricity are billed separately. Available from October 2019.



\* 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.