



## Apartment Three-bedroom (4+1)

Rented

180 m<sup>2</sup>, Praha 6, Střešovice, Cukrovarnická





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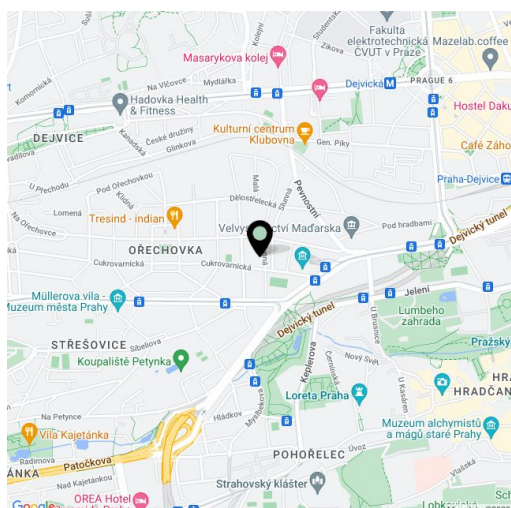
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Total area	233 m <sup>2</sup>
Floor area*	180 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	2 garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	16964
Available from	Immediately

**Modern unfurnished flat on the 1st floor of an extraordinary late Art Deco/early Functionalist-style villa, in the heart of the exclusive and highly sought after residential neighborhood of Ořechovka. The area is situated near Prague Castle, and is ripe with trees, parks, and distinguished villas, and is only a 15-minute walk to Malá Strana and the center of Prague.**

This representative apartment with a nicely landscaped mature garden features a fully fitted, modern open-plan kitchen and dining area, living room with terrace access, 3 bedrooms, 3 bathrooms, 2 terraces, guest toilet, chamber and spacious entrance hall.

The apartment has 2 garage parking spaces. Common building charges and utilities are billed separately. Available from February 2018.



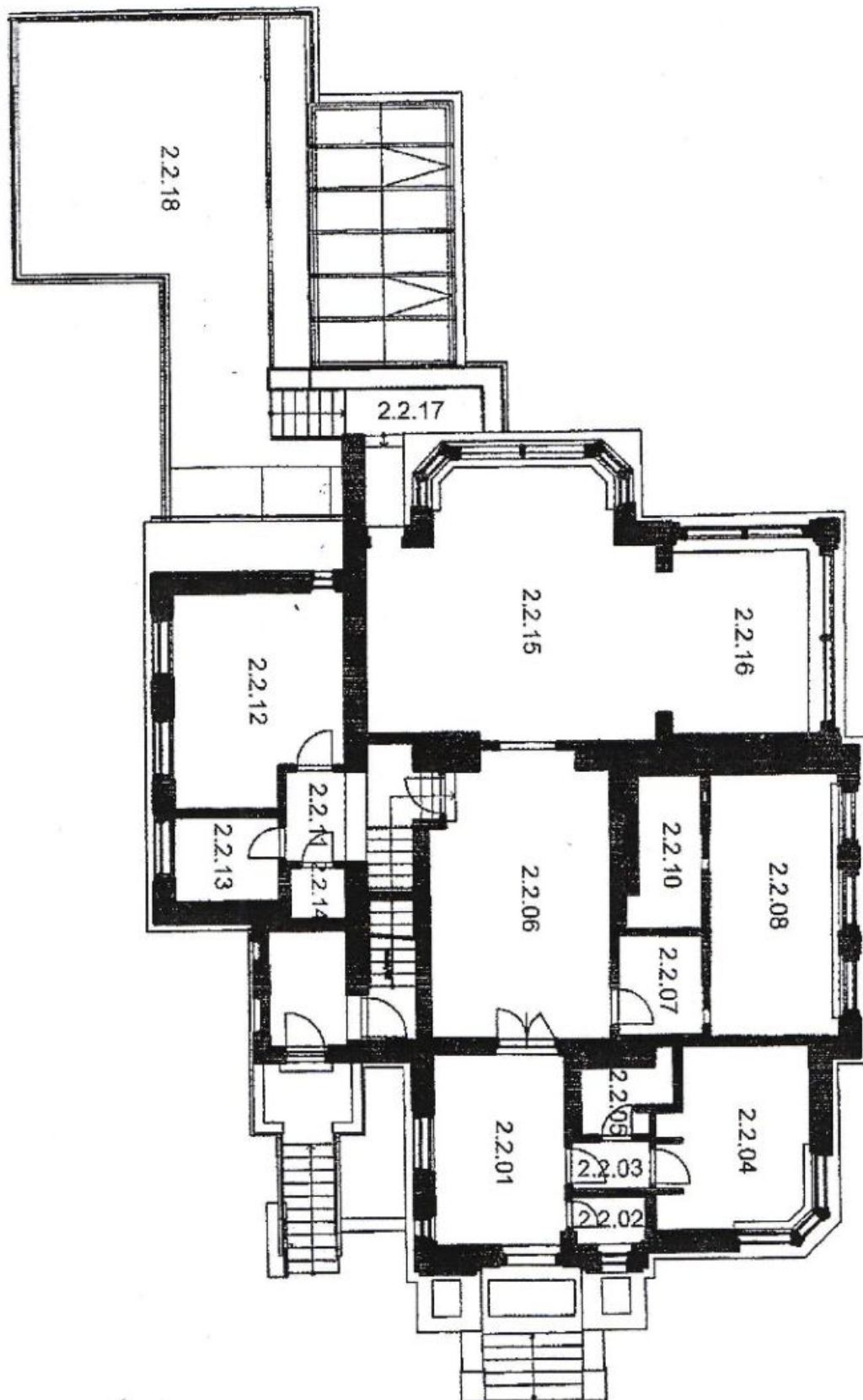
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Č.M.	NÁZEV MÍSTNOSTI	PLOCHA m <sup>2</sup>
2.2.01	CHODBA	14,15
2.2.02	WC	1,68
2.2.03	CHODBA	1,97
2.2.04	LOŽNICE	14,45
2.2.05	KOUPELNA+WC	3,01
2.2.06	HALA	26,70
2.2.07	CHODBA	4,36
2.2.08	LOŽNICE	18,52
2.2.10	KOUPELNA+WC	5,49
2.2.11	CHODBA	8,31
2.2.12	LOŽNICE	17,94
2.2.13	KOUPELNA+WC	4,57
2.2.14	KOMORA	1,47
2.2.15	OBÝVACÍ POKOJ	38,59
2.2.16	KUCHYŇ	18,32
2.2.17	TERASA	5,85
2.2.18	TERASA	47,44
UŽITNÁ PLOCHA bez teras		179,53