



## Apartment Three-bedroom (4+1)

Rented

161 m<sup>2</sup>, Praha 6, Hradčany, Tychonova





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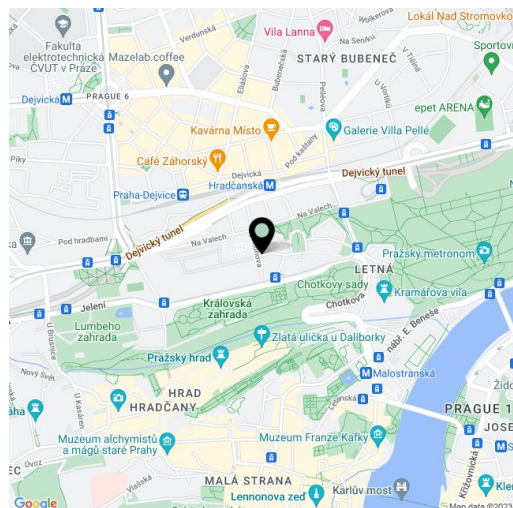
161 m<sup>2</sup>, Praha 6, Hradčany, Tychonova

Total area	168 m <sup>2</sup>
Floor area*	161 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	Parking on the plot.
Cellar	Yes
PENB	G
Reference number	17748
Available from	Immediately

Completely refurbished apartment in a unique semi-detached villa by the renowned Czech architect Josef Gočár. This 3-bedroom 2-bathroom unit with a balcony is situated on the second floor, with original architectural features preserved. Located in a prestigious neighborhood just moments from the Letohrádek královny Anny (Royal Summer Palace), within walking distance of Letná Park and Prague Castle. Just a two-minute walk from the Hradčanská metro station, and convenient to the airport and international schools.

The interior has been reconstructed with utmost attention to preserving its original details. The apartment has a spacious entry hall, a living room with a balcony facing the garden, a formal dining room (or office/bedroom), a fully fitted and equipped kitchen, a master bedroom with an en-suite bathroom (tub, walk-in shower, toilet), one more walk-through bedroom, a shower bathroom, and a guest toilet.

Parquet floors, marmoleum, stucco ornaments, original storage, basement storage unit. Tenants are welcome to use the garden. One parking space on the plot is included. Common building charges CZK 4,000/month. Gas and electricity will be transferred to the tenant.



\* 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.

