



## Apartment Four-bedroom (5+1)

Rented

176 m<sup>2</sup>, Praha 6, Hradčany, Badeniho





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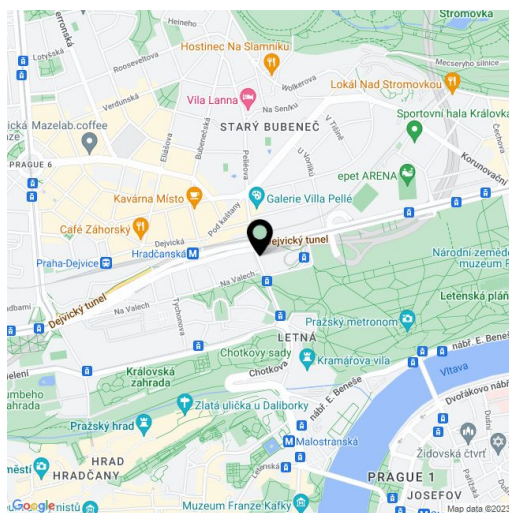
176 m<sup>2</sup>, Praha 6, Hradčany, Badeniho

|                  |                    |
|------------------|--------------------|
| Total area       | 183 m <sup>2</sup> |
| Floor area*      | 176 m <sup>2</sup> |
| Balcony          | 7 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 1918               |
| Available from   | Immediately        |

This stately 3-bedroom flat with two balconies has been completely refurbished and restored to its original state with utmost attention to every detail. Situated on the first floor of a fully reconstructed residential building with beautifully preserved original features and a lift. Well located in the prestigious Hradčany neighborhood, minutes from the Letná park and the Prague Castle, moments from Hradčanská metro station, line A. Full amenities in the immediate neighborhood, convenient to the airport and numerous international schools, in close vicinity of several embassies.

The interior boasts two interconnected rooms with original walnut wood paneling and see-through glass cabinets, that can be used as living room and study or dining room. There are three bedrooms, a fully fitted kitchen with pantry, bathroom with tub, walk-in shower and toilet, guest toilet with bidet shower, laundry room, a spacious walk-in closet, and a large entry hall with built-in storage.

High ceilings, large windows, lots of original built-in wardrobes and storage, solid wood parquet floors, marmoleum, floor heating in the bathroom, security entry door, gas boiler, dishwasher, alarm, audio entry phone, cellar. Common building charges CZK 1600 per 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.