



## Apartment Two-bedroom (3+kk)

Rented

87 m<sup>2</sup>, Prague 6, Břevnov, Za Strahovem





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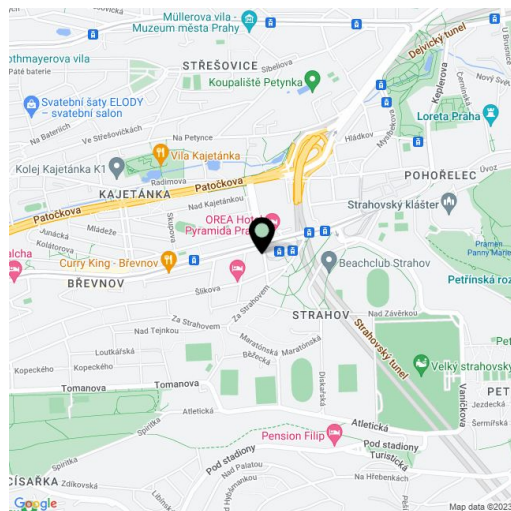
**Rented**87 m<sup>2</sup>, Prague 6, Břevnov, Za Strahovem

Total area	105 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	19801
Available from	Immediately

This 1-2-bedroom 2-bathroom fully furnished split-level attic flat with a 16 m<sup>2</sup> terrace, 2 m<sup>2</sup> balcony and views of Prague incl. the St. Vitus Cathedral. Situated on the fourth floor of a fully refurbished Art Nouveau building with a lift and a shared back garden. Located in a quiet street in a popular residential area on the border of Břevnov and Hradčany districts, within walking distance of the Prague Castle and Ladronka Park. Area with full amenities, within quick reach of the city center and the airport, several tram stops from Hradčanská and Malostranská metro.

The lower level includes living room with a fully fitted open kitchen and dining area, bathroom with tub, bidet and toilet, and one bedroom with an en-suite shower bathroom with bidet and toilet plus balcony access. The upper floor features a spacious open gallery (could be second bedroom or study), toilet and access to the terrace with lovely views.

Atelier windows, solid wood floors, Italian tiles, security entry door, Villeroy Boch bathroom fittings, Siemens appliances, gas boiler, dishwasher, video entry phone, LAN and TV points in all rooms, cable and satellite connection, cellar. East/west orientation. Parking on the street. Common building charges and water CZK 1700 per month. Gas and electricity will be transferred to the tenant. Interior: 87 m<sup>2</sup>. Terrace: 16 m<sup>2</sup>. Balcony: 2 m<sup>2</sup>.



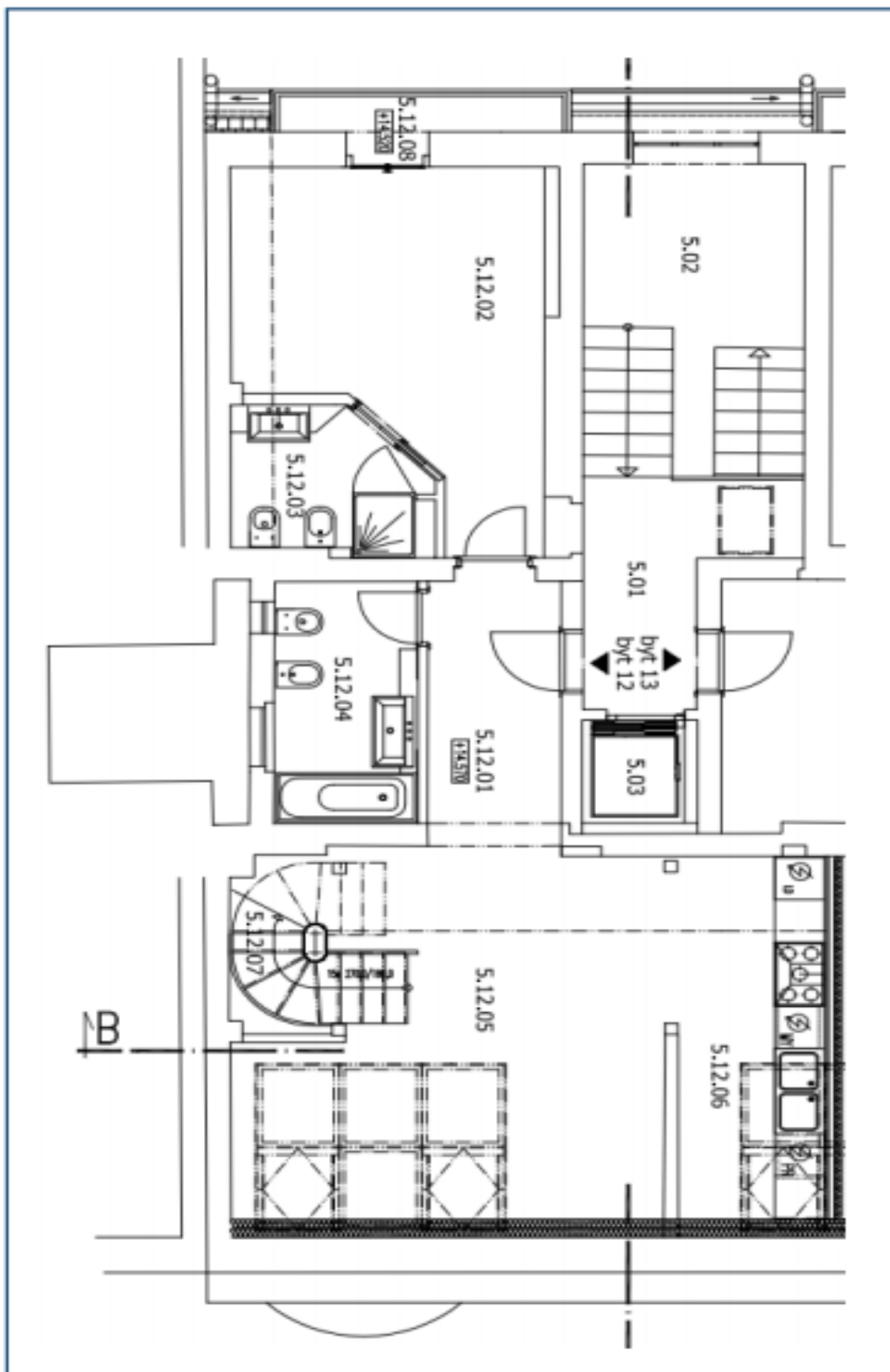
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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