



## Apartment Three-bedroom (4+kk)

Rented

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





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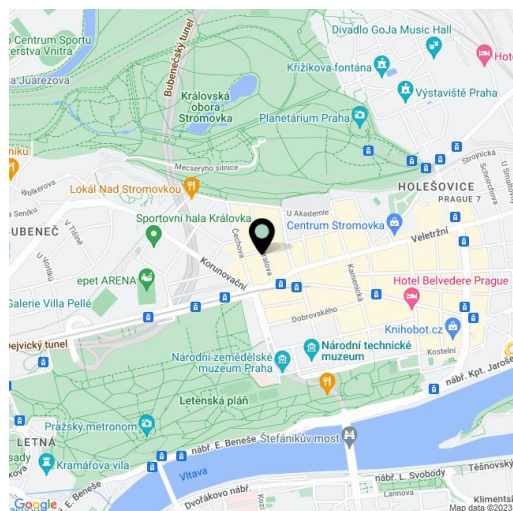
135 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova

Total area	135 m <sup>2</sup>
Parking	Courtyard parking.
Cellar	-
PENB	G
Reference number	20131
Available from	Immediately

Modern, fully furnished 3-bedroom split-level attic flat with a sauna, on the fourth floor of an apartment building with a lift. Located in a quiet street steps from Stromovka Park, the largest park in Prague, a 15 minute walk to the city 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 living room with a fully fitted open kitchen, toilet, pantry, and entrance hall with built-in storage. The upper level features three separate bedrooms plus a large hall, all with ample built-in wardrobes and storage, and bathroom with **sauna**, bathtub, walk-in shower, and toilet.

**Air-conditioning, teak floors**, security entry door, gas boiler, external blinds, washer / dryer, dishwasher, microwave oven, TV, UPC cable, storage space for bikes in the building, shared courtyard. **Two courtyard parking spaces** available at CZK 5000 per month (1 space at CZK 3000 per month). Service charges and water CZK 800/person/month. Gas and electricity will be transferred to the tenant (approx. CZK 3500/month). Available from January 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.