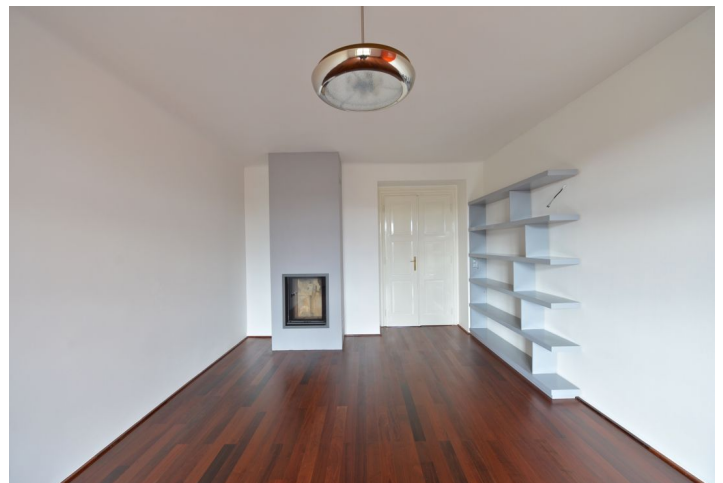




## Apartment Four-bedroom (5+1)

Rented

187 m<sup>2</sup>, Prague 7, Bubeneč, Nad Královskou oborou





## Apartment Four-bedroom (5+1)

Rented

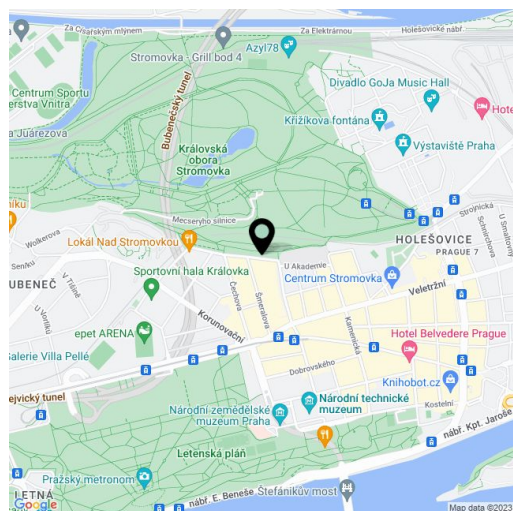
187 m<sup>2</sup>, Prague 7, Bubeneč, Nad Královskou oborou

Total area	192 m <sup>2</sup>
Floor area*	187 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Courtyard garage parking.
Cellar	-
Service price	Common building charges and deposit for utilities are billed separately.
PENB	G
Reference number	22270
Available from	Immediately

**Boasting immediate access to the Stromovka Park, this is a semi furnished 4-bedroom 3-bathroom three-level apartment with a south facing balcony and beautiful green views, situated on the fourth floor of a renovated late Rondo Cubist building with a lift. Perfectly located for those who want to live in a green and quiet area as well as close to the city center - trams, Vltavská and Hradčanská metro. The park is right across the street with newly built children's playgrounds, paths and trails for walking, cycling, jogging and roller blading. Convenient to the airport and international schools, full amenities are available within easy reach.**

The lower level features a fully fitted eat-in kitchen with a **balcony** facing the courtyard, a living room with a **fireplace**, one bedroom with a fitted **walk-in closet**, a shower bathroom, a storage room, and an open entrance hall. The first floor includes a master bedroom with a **walk-in closet** and an en-suite shower bathroom, two more bedrooms, a **walk-in closet**, a family bathroom with a bathtub, and a hall. There is a second, attic floor with a 25 m<sup>2</sup> room suitable for a playroom, TV room, guest sleeping or storage (height approximately 1,7 m).

**Air-conditioning** on the two upper floors, **hardwood floors** (American walnut, oak), tiles, built-in storage, triple glazed windows, gas heating, alarm, audio entry phone. A **garage** and storage space in the courtyard are available at CZK 2,000 per month.



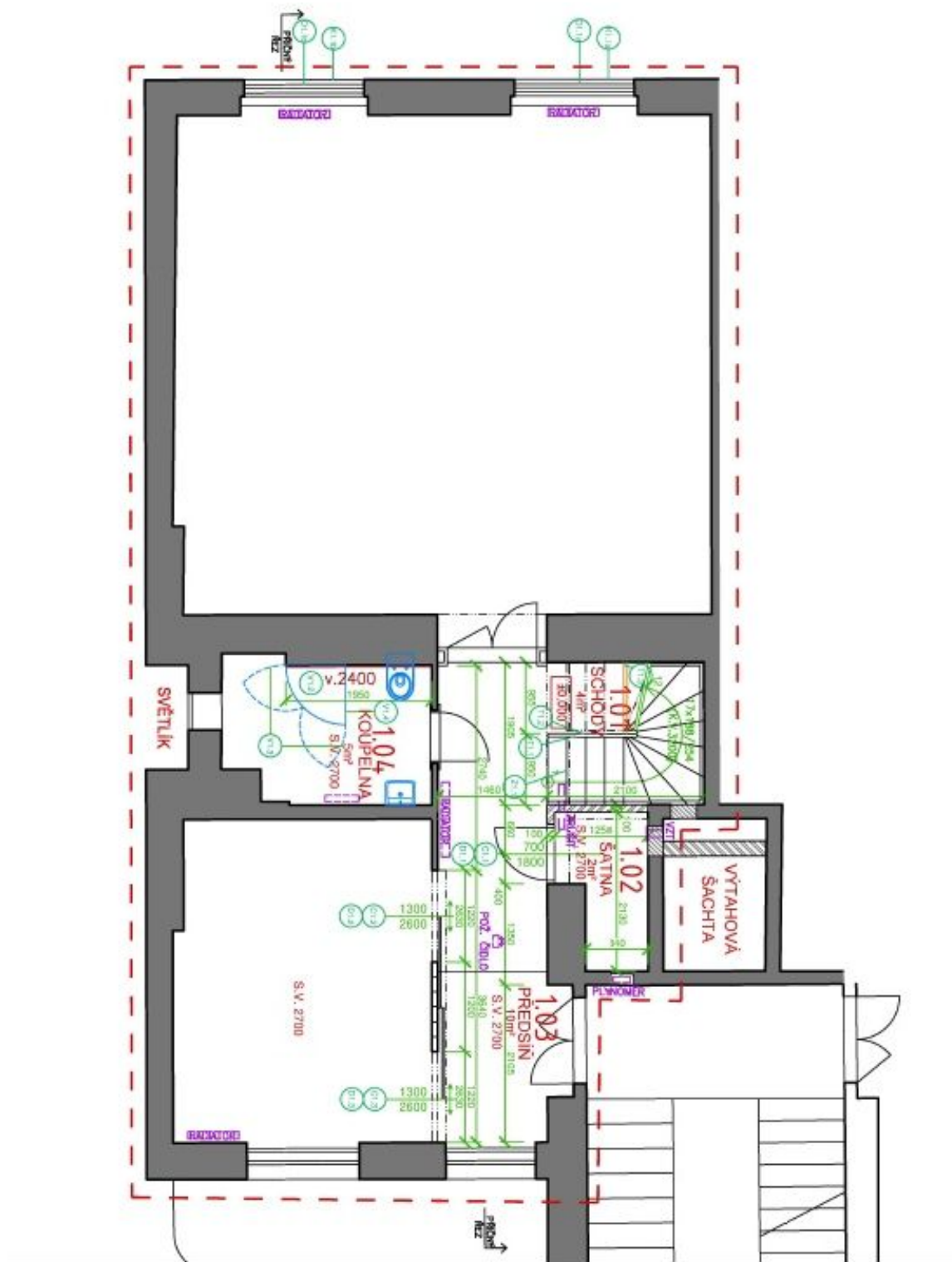
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Four-bedroom (5+1)

187 m<sup>2</sup>, Prague 7, Bubeneč, Nad Královskou oborou

Rented

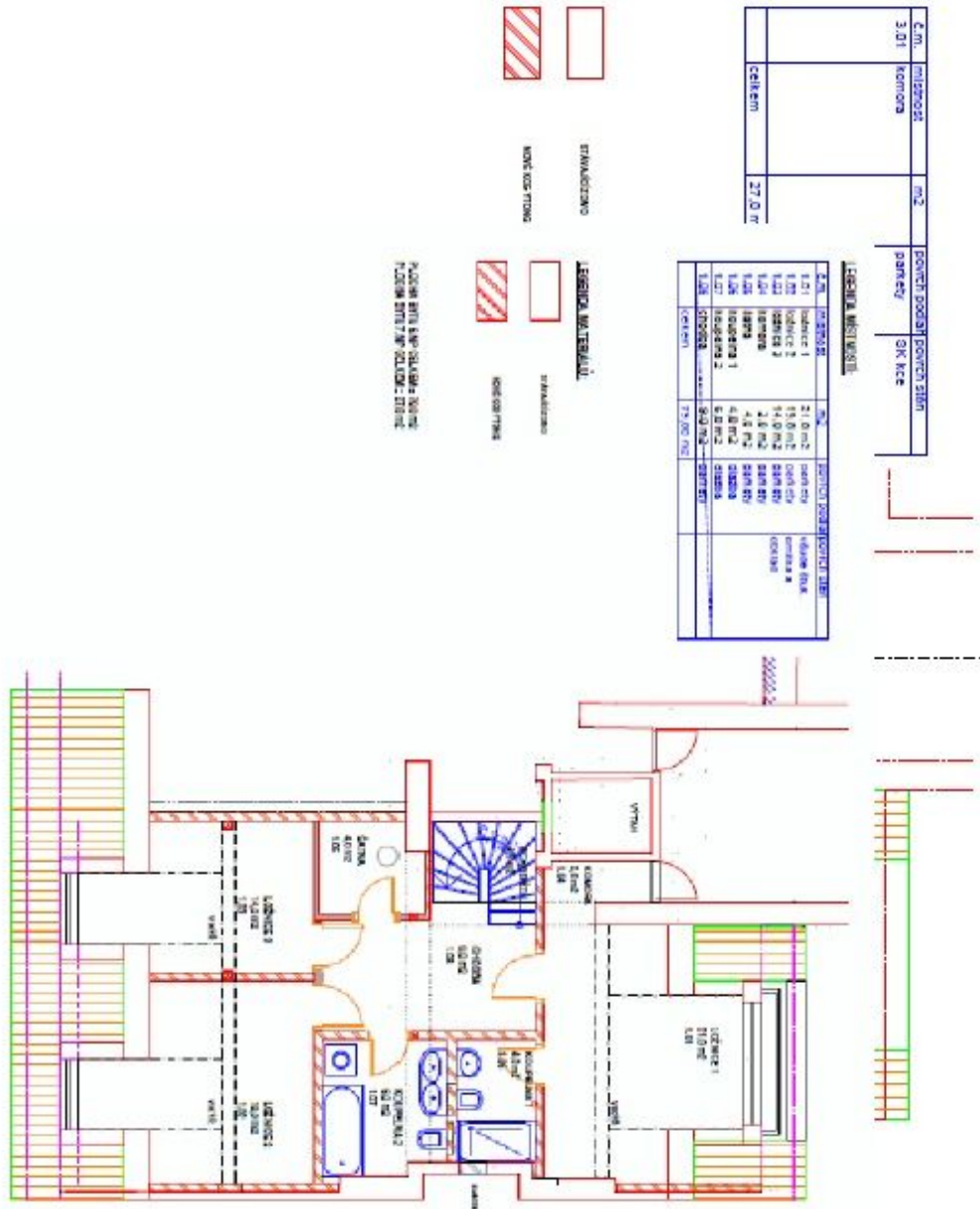




# Apartment Four-bedroom (5+1)

187 m<sup>2</sup>, Prague 7, Bubeneč, Nad Královskou oborou

Rented





# Apartment Four-bedroom (5+1)

187 m<sup>2</sup>, Prague 7, Bubeneč, Nad Královskou oborou

Rented

**LEGENDA MÍSTNOSTI:**

Č. m.	název	m <sup>2</sup>	počet podlažních částí
1.01	ložnice 1	21,0 m <sup>2</sup>	park. ev.
1.02	ložnice 2	19,0 m <sup>2</sup>	park. ev.
1.03	ložnice 3	14,0 m <sup>2</sup>	park. ev.
1.04	komora	2,0 m <sup>2</sup>	park. ev.
1.05	lavna	4,0 m <sup>2</sup>	park. ev.
1.06	koupelna 1	4,0 m <sup>2</sup>	dielňa
1.07	koupelna 2	6,0 m <sup>2</sup>	dielňa
1.08	chodba	8,0 m <sup>2</sup>	park. ev.
	celem	79,00 m <sup>2</sup>	

**LEGENDA MATERIÁLŮ:**

	STĚNA
	OKNO
	OKNO

PLOCHA BTUÚ AÚP CELKEM = 70,0 m<sup>2</sup>  
PLOCHA BTUÚ Ú AÚP CELKEM = 27,0 m<sup>2</sup>

