



## Apartment Two-bedroom (3+kk)

Rented

97 m², Prague 7, Holešovice, U Studánky





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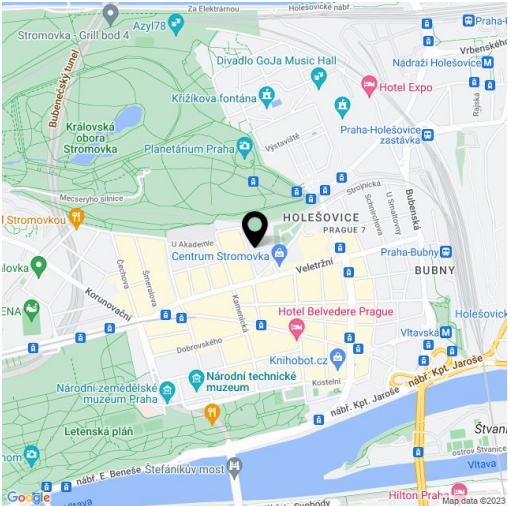
97 m², Prague 7, Holešovice, U Studánky

Total area	112 m²
Floor area*	97 m²
Terrace	15 m²
Parking	Garage parking available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	23537
Available from	Immediately

Benefiting from a 15 m² terrace, this renovated 2-bedroom flat is situated on the second floor of a completely refurbished building with a new lift, grand foyer, parking and common courtyard garden. Ideally located in a quiet residential neighborhood moments from Stromovka Park, and within walking distance of Letná Park. Full amenities in the area incl. stylish cafes, restaurants and shopping. Tram connections, convenient to Vltavská (line C) and Hradčanská (line A) metro stations, international schools and the airport.

The interior features a comfortable living room with a fully fitted open kitchen and access to the terrace facing the quiet courtyard, two separate bedrooms, bathroom (bathtub with a shower screen, sink, toilet), a guest toilet, and entrance hall.

Wooden floors, security entry door, blinds, gas boiler, dishwasher, alarm, audio entry phone, cellar. One garage parking space available at CZK 4300/month. Common building charges CZK 1200 per month. Electricity and gas will be transferred to the tenant's name. Interior 97 m², terrace 15 m².



\* 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.