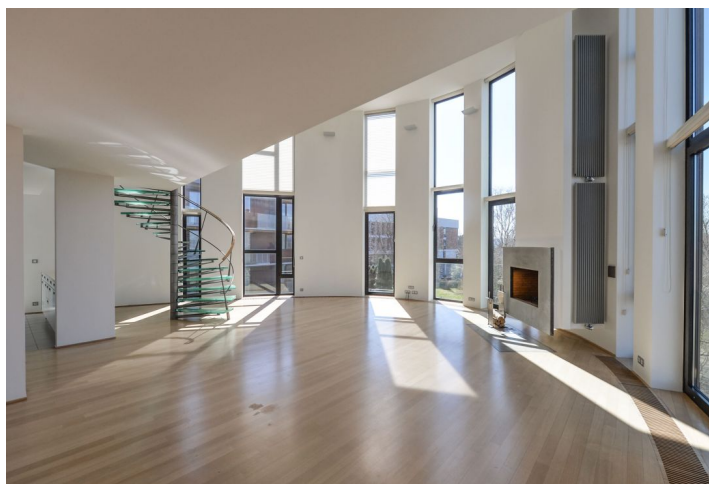




## Apartment Three-bedroom (4+kk)

Rented

191 m<sup>2</sup>, Praha 4, Podolí, Nad Cementárnou





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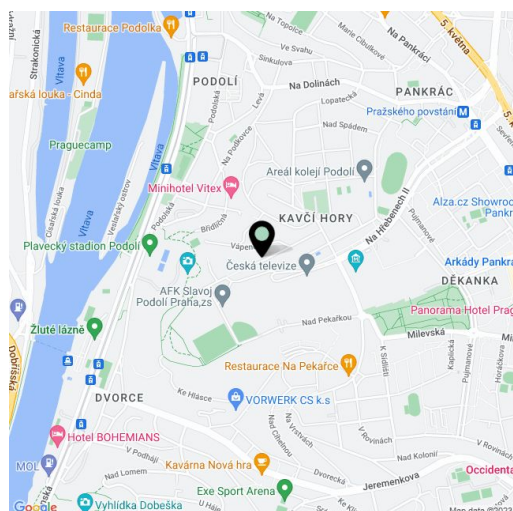
Total area	203 m <sup>2</sup>
Floor area*	191 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Two garage parking space plus one covered outdoor parking space included.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	25531
Available from	Immediately

Unique high quality 3-bedroom 2-bathroom air-conditioned penthouse with a terrace and beautiful unobstructed panoramic views of Prague including the Vltava River, the Prague Castle, Vyšehrad Castle and Podolí neighborhood. Situated on the third floor of a top standard modern villa with lift and parking. Located in a quiet cul-de-sac right on the edge of Kavčí hory Park in the immediate vicinity of the Czech TV grounds. Sought after area with quick access to the city center, full amenities within easy reach, just a short walk from Pražského povstání metro station, and convenient to Prague 4 international schools. The villa was awarded first prize in the Best of Realty competition.

The interior features, on the lower level, a large living room with a fireplace and double height ceiling, a fully fitted new open kitchen (Miele), one bedroom with two walk-in closets, bathroom (walk-in shower, double sink, bidet, toilet), with a walk-in closet, new washer and dryer and entrance hall. The upper level includes a gallery, two bedrooms, a full bathroom, and terrace offering wonderful views.

High standard materials and finishes, solid wood parquet floors, tiles, security entry door, lots of built-in wardrobes and storage, large French windows, outer and inner blinds, central heating, video entry phone, alarm connected to a security agency, basement storage. Two garage spaces and one outdoor parking space included. Deposit for common building charges and utilities CZK 14,900 per month. Available from July 2018.

Interior 191m<sup>2</sup>, terrace 12m<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.