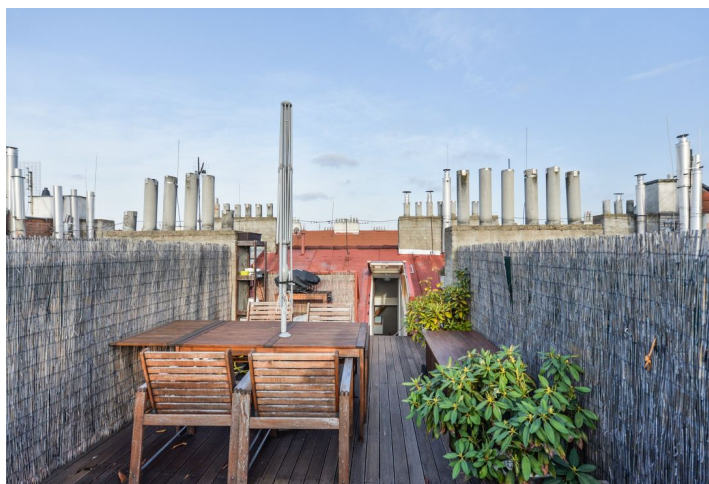




Apartment Two-bedroom (3+1)

Rented

120 m², Praha 7, Holešovice, Jirečkova





Apartment Two-bedroom (3+1)

Rented

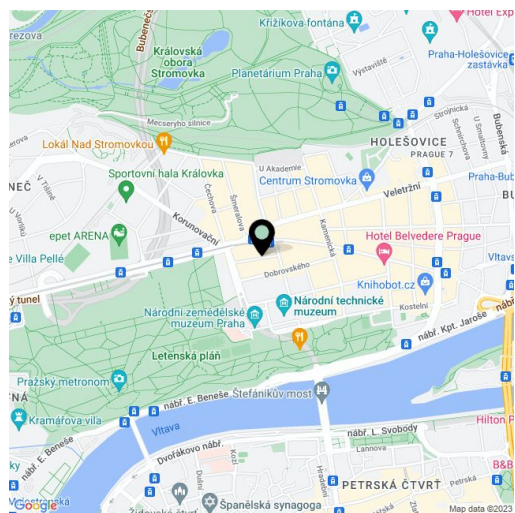
120 m², Praha 7, Holešovice, Jirečkova

Total area	138 m ²
Floor area*	120 m ²
Terrace	18 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	27966
Available from	Immediately

Boasting an 18 m² rooftop terrace, this furnished reconstructed 2-bedroom 2-bathroom split-level attic apartment is on the fourth floor of a traditional apartment building with an elevator. Located on a quiet street just a few steps from the popular Letná Park, within easy reach of full amenities, incl. many opportunities for sports and leisure activities, and with quick connections to the city center, the airport, and multiple international schools. The Vltavská and Hradčanská metro stations are a short ride away.

The lower level features a large fully fitted kitchen with a dining area, one bedroom, a bathroom with a bathtub, a toilet, a storage room, and an entrance hall. The upper floor includes a living room, an additional bedroom, and a shower bathroom with toilet. A staircase leads up to the **private rooftop terrace**.

Other features include preserved original details, basic furniture, large windows, **wooden floors**, tiles, original wooden beams, a security entry door, built-in storage, a washing machine, a dishwasher, a microwave oven, garden furniture on the terrace, an **alarm** connected to a security agency, UPC cable (for Internet and TV), and a **cellar**. Common building charges and water are around CZK 2,000 per month for two persons. Heating and electricity are billed separately. Available from December 2018.



* 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.