



## Apartment Three-bedroom (4+kk)

Rented

99 m<sup>2</sup>, Praha 10, Strašnice, Gutova





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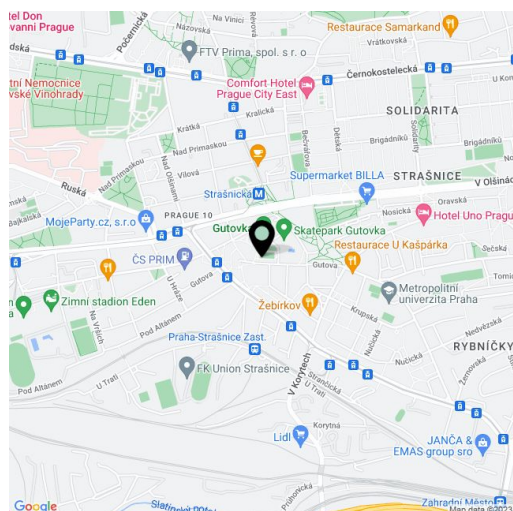
**Rented**99 m<sup>2</sup>, Praha 10, Strašnice, Gutova

|                  |                           |
|------------------|---------------------------|
| Total area       | 119 m <sup>2</sup>        |
| Floor area*      | 99 m <sup>2</sup>         |
| Terrace          | 20 m <sup>2</sup>         |
| Parking          | Garage parking available. |
| Garage           | Yes                       |
| Cellar           | Yes                       |
| PENB             | G                         |
| Reference number | 28111                     |
| Available from   | Immediately               |

Benefiting from a 20 m<sup>2</sup> terrace, this is a partly furnished air-conditioned 3-bedroom attic flat on the top fifth floor of a modern building with lift, underground parking, and a private garden with a children's playground. Located just a few minute walk from the Gutovka Park and Strašnická metro station, line A. Quiet residential area with quick access to the city center and very good amenities in the area, within walking distance of Eden shopping center and Slavie sports facilities.

The flat includes a comfortable living room with a double height ceiling, dining space, a fully fitted open kitchen and access to the terrace overlooking the residential neighborhood, and three bedrooms - two with built-in storage. There is a fitted walk-in closet, bathroom with bath and walk-in shower, a separate toilet, and a spacious entry hall with built-in wardrobes.

Wooden floating floors, tiles, security entry door, central heating, blinds, washing machine, dishwasher, microwave oven, TV, video entry phone, pram / bike storage in the building. Private storage room in the corridor of the building available. One on-site **garage parking** space available at CZK 1500 per month. Deposit for common building charges and utilities CZK 5000 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.