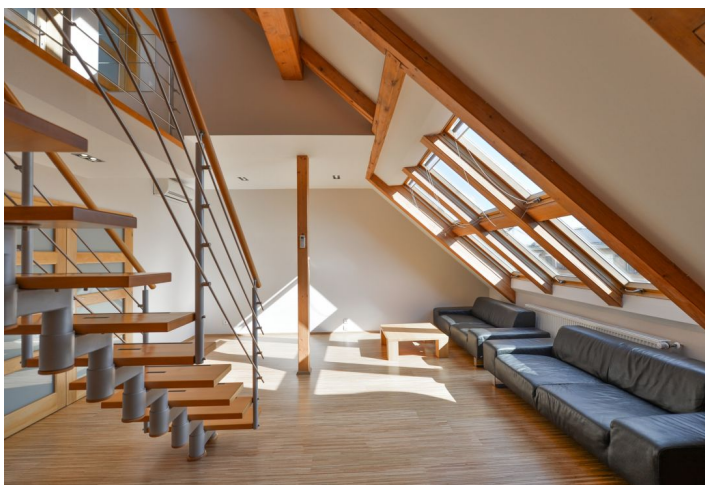




## Apartment Three-bedroom (4+1)

Rented

136 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova





## Apartment Three-bedroom (4+1)

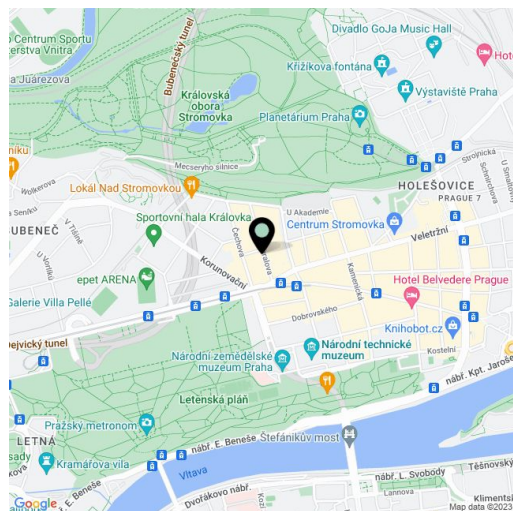
**Rented**136 m<sup>2</sup>, Prague 7, Bubeneč, Šmeralova

Total area	146 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	29349
Available from	Immediately

This sunny furnished 3-bedroom 2-bathroom split-level attic flat with 2 balconies is on the fifth top floor in a renovated traditional building with a lift and preserved original details. Located on a beautiful tree lined street virtually steps from Stromovka Park, the largest park in Prague, a 15 minute walk to the city center through another popular Prague park - Letná. Tram connections, convenient to Hradčanská (line A) and Vitavská (line C) metro stations, the airport and international schools, full amenities within easy reach.

The lower level includes a spacious living room with a study area in the "tower", atelier windows and double height ceiling, a fully fitted eat-in kitchen, one bedroom, bathroom with a walk-in shower and bath, toilet with bidet, **walk-in closet**, and a large entrance hall with wardrobes. There is a balcony accessible from the bedroom and kitchen. The upper floor offers a small gallery, two bedroom - one with a balcony and an adjacent open study or walk-in closet, and bathroom with a walk-in shower and toilet. The **balconies** are facing the courtyard.

**Air-conditioning**, basic furniture, **wooden floors**, tiles, security entry door, blinds, gas boiler, washing machine, dishwasher, microwave oven, basic kitchenware, **cellar**, chip entry to the building. Service charges and utilities approx. CZK 6500 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.