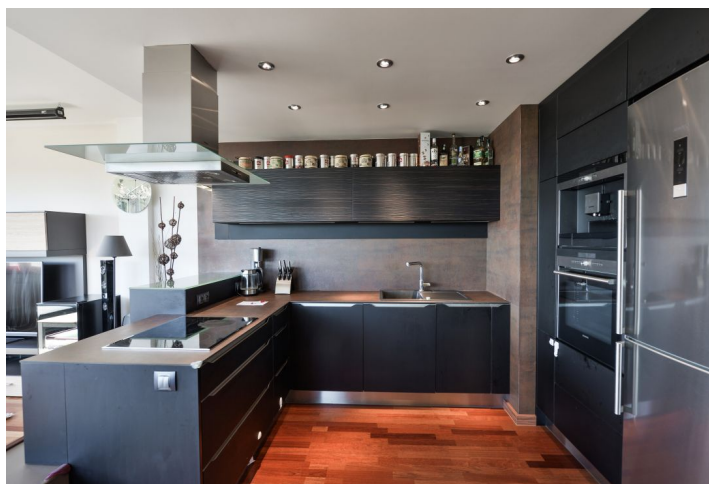




## Apartment Three-bedroom (4+kk)

Rented

103 m<sup>2</sup>, Praha 9, Střížkov, Teplická





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Rented

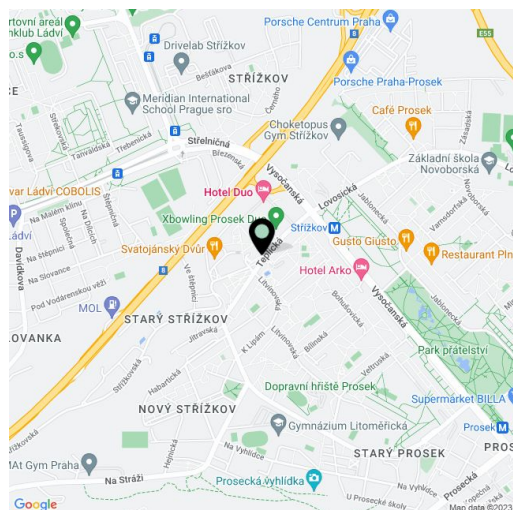
103 m<sup>2</sup>, Praha 9, Střížkov, Teplická

Total area	115 m <sup>2</sup>
Floor area*	103 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	31905
Available from	Immediately

Benefiting from a 9 m<sup>2</sup> balcony and an enclosed balcony, this is a high standard, semi furnished 3-bedroom 2-bathroom flat offering far reaching green views. Set on the 8th floor of the modern Art Residence Střížkov, nominated for the Building of the year 2013 award. The unique building is situated in a quiet residential area in Prague 9, with quick access to the city center, just a few min. walk from the Střížkov metro station, line C. Located near an outdoor gym, children's playgrounds and a sports center with a swimming pool, within walking distance of good amenities and the Přátelství Park.

The apartment consists of a comfortable living room with a high quality, fully fitted open plan kitchen and balcony access, a master bedroom with access to the enclosed balcony, a second bedroom, and a study (or a third bedroom). There is a master bathroom (bathtub, walk-in shower with a massage panel, toilet), a shower room with a toilet, a utility / storage room, and an entrance hall with built-in wardrobes and storage space.

High quality equipment and finishes, exotic hardwood flooring, tiles, security entry door, wooden windows, blinds, central heating, very good sound insulation, high standard bathroom fixtures, dishwasher, induction cooktop, coffee maker, chip entry to the building, lift. Cellar. One underground garage parking space is included (with remote controlled entrance gate). Service charges, water and heating bills are approx. CZK 6,000 per month. Possible to furnish at higher rent. Electricity will be transferred to the tenant's name. Available from August 2022.



\* 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.