



## Apartment Three-bedroom (4+kk)

Rented

137 m<sup>2</sup>, Prague 6, Bubeneč, U Zeměpisného ústavu





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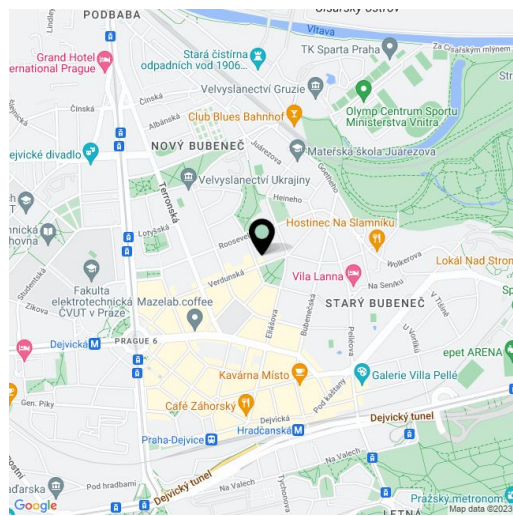
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Total area	142 m <sup>2</sup>
Floor area*	137 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking nearby.
Garage	Yes
Cellar	Yes
Service price	Services and water: approx. CZK 3,000/month for four persons. Electricity and gas are paid separately - transferred to the tenant.
PENB	G
Reference number	31957
Available from	Immediately

Completely renovated by an architect, this premium apartment with a balcony and views of the park on Puškinovo Square is on the first floor of a well-maintained residential building with an elevator and preserved original details, on a quiet street in the prestigious Bubeneč neighborhood with many foreign embassies, near Stromovka Park. A highly sought-after area within walking distance of the Hradčanská and Dejvická metro stations with full amenities in the area, conveniently located for access to the airport and international schools, very quick connections to the city center.

The airy interior features a comfortable living room including a dining area, a fully integrated kitchen, built-in storage, three French windows leading to narrow balconies and beautiful views of the adjacent green park. There are three bedrooms—one with **balcony** access—a bathroom (freestanding bath, walk-in shower, double sink), a toilet with a sink, a utility room, and a spacious entrance hall with storage.

High quality equipment and finishes, **oak floors**, large-format tiles, security entry door, high ceilings, large windows, gas heating, master switch, Miele kitchen appliances, dishwasher, induction cooktop, **cellar**. The apartment can be equipped with furniture at a higher rent. **An underground garage space** nearby is included in the rent.



\* 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.



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