



## Apartment Two-bedroom (3+1)

Rented

113 m<sup>2</sup>, Prague 6, Dejvice, Šárecká





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Total area	113 m <sup>2</sup>
Parking	Parking on the plot.
Cellar	Yes
Service price	Service charges, water, heating and Internet bills: CZK 5000 per month. Electricity is billed separately.
PENB	C
Reference number	32078
Available from	Immediately

This is a high quality, completely newly refurbished 2-bedroom apartment with a terrace, on the upper ground floor of a fully renovated traditional villa with a shared garden, in a prestigious neighborhood of Hanspaulka in close vicinity of the green Šárka Valley. Quiet residential location with very good transportation connections - a few bus stops to Bořislavka and Hradčanská metro stations, a 15-20 min. drive to the city center, a short drive to the airport. Convenient to international schools, within walking distance of the Juliska sports grounds.

The interior features a corner living room with bay windows, separated by sliding doors from a fully fitted eat-in kitchen with terrace access, two separate bedrooms, a bathroom (bathtub with a shower screen, toilet), an additional toilet, and an entrance hall with built-in wardrobes and storage. There is a separate back entrance to the shared garden.

Preserved original details, high ceilings, large windows, **solid wood parquet floors**, large format tiles, security entry door, **renovated and new manually operated external wooden blinds**, central heating, dishwasher, microwave oven, alarm, video entry phone, **cellar**, automatic irrigation in the garden, automatic gate. A **parking spot** on the plot is included.



\* 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.