



## Apartment Three-bedroom (4+1)

Rented

120 m<sup>2</sup>, Praha 7, Bubeneč, Šmeralova





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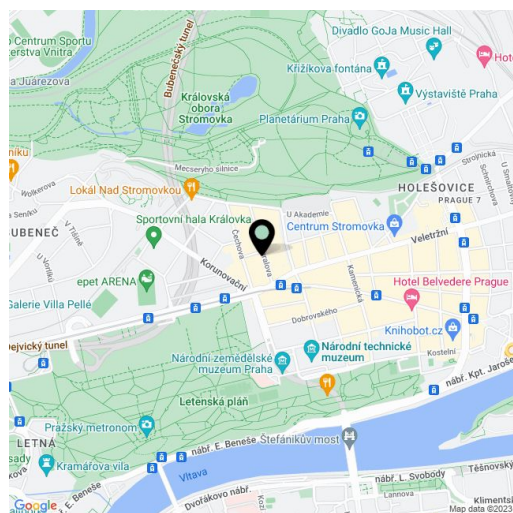
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Total area	132 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Parking is available at CZK 2000/month.
Cellar	-
PENB	G
Reference number	32974
Available from	Immediately

Benefiting from a 12 m<sup>2</sup> terrace, this modern, fully refurbished 2-3-bedroom 2-bathroom apartment is on the first floor of a renovated apartment building with a new lift. Situated in a quiet street just steps from Stromovka Park, the largest park in Prague, a 15 min. walk to the city center through another popular Prague park - Letná, and not far from the Prague Castle. The highly sought after location offers complete amenities and very quick access to the city center - tram stop is one minute from the building, it's a few stops to Hradčanská (line A) and Vltavská (line C) metro stations. Conveniently located for the airport and numerous international schools.

The interior features a comfortable living room, a fully fitted kitchen with a dining area, two bedrooms with built-in wardrobes (one has access to the **terrace**), and an office with hooks for hanging a hammock. There is a large fitted **walk-in closet**, two bathrooms (one with a bathtub, one en-suite with a walk-in shower), an additional separate toilet, a laundry room, and an entrance hall.

Great amount of **built-in wardrobes and storage**, **solid wood parquet floors**, tiles, high ceilings, large windows, gas boiler, dishwasher, microwave oven, large storage space under the bathroom ceiling, UPC cable. The tenants are welcome to use a **shared courtyard** with seating and a barbecue point, suitable for children. On-site **parking** is available at CZK 2000/month. Service charges and water bills: CZK 668/person/month. Gas and electricity is billed separately.



\* 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.