



## Apartment Three-bedroom (4+1)

Rented

124 m<sup>2</sup>, Prague 7, Holešovice, Kamenická





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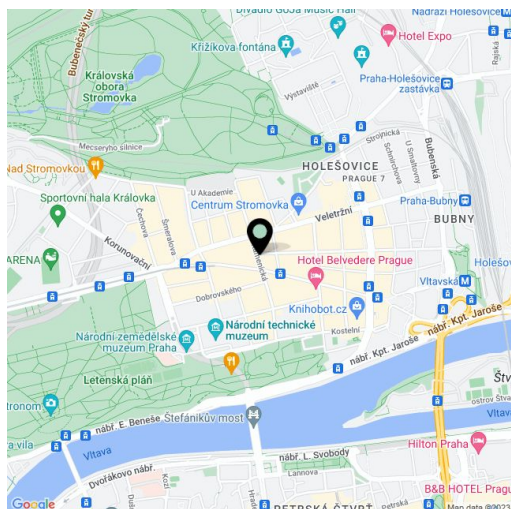
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Total area	133 m <sup>2</sup>
Floor area*	124 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	3424
Available from	Immediately

This reconstructed, unfurnished 2-3-bedroom apartment with a terrace overlooking Letná Park and a view of Prague Castle is situated on the fourth floor of a 1938 building with an elevator designed by renowned architect Rudolf Hildebrand. Located within walking distance of Old Town/city center and directly across from popular Letná Park with cafes, beer gardens, and plentiful leisure amenities. Full amenities within easy reach, convenient to the airport and international schools. Tram connections to the Hradčanská and Vltavská metro station.

Boasting **hardwood parquet floors** and radiant heating throughout, there is a separate, fully fitted kitchen with a small **balcony**, a spacious living room with many French windows and a large south-facing **terrace**, a dining room/hall separated by a double glass door, a master bedroom with a **walk-in closet** (his and hers side), a second large bedroom, an office/guest bedroom rounded out with a nicely appointed bathroom, and a separate toilet with a bidet shower.

Large windows, dishwasher, UPC cable. Deposit for common building charges and water approx. CZK 5,000/month. Electricity will be transferred to the tenant. Available from July 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.



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