



## Apartment Three-bedroom (4+1)

Rented

138 m<sup>2</sup>, Prague 6, Břevnov, Šermířská





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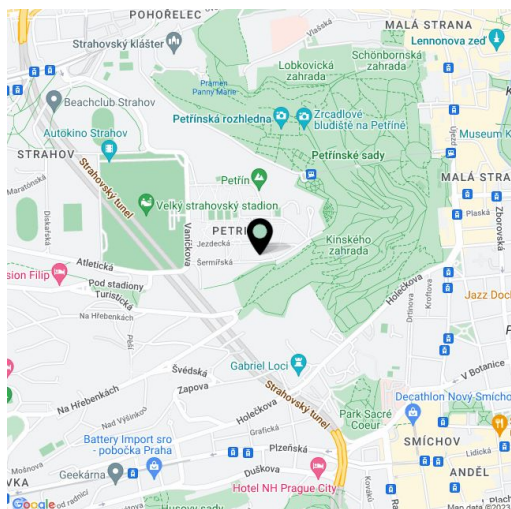
**Rented**138 m<sup>2</sup>, Prague 6, Břevnov, Šermířská

Total area	188 m <sup>2</sup>
Floor area*	138 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	3474
Available from	Immediately

**High quality furnished 3-bedroom 2-bathroom garden flat with custom built in furniture and views of Prague. Ground floor of the recently built residential project Villa Park Strahov, with 24-hour reception, security service and parking. Convenient to the city center, the French School and the airport.**

The apartment has a fully fitted eat-in kitchen with patio and garden access, living room with dining area and access to the terrace, 3 bedrooms (one with en-suite bathroom, one with garden access), family bathroom, guest toilet, laundry room, spacious storage room, and an entry hall.

Other features include floor-to-ceiling windows, parquet and tile floors, large built-in wardrobes in two bedrooms and front hall, built-in cupboards under bathroom sinks, video entry phone, alarm, Internet and satellite connection, sun-blinds, dishwasher, washer, dryer. Bright and secure, lovely south facing living, especially for a family with small children due to the enclosed courtyard and garden access. Underground garage parking plus storage room included. Common building charges and utilities CZK 8,000/month. Interior 137,85 m<sup>2</sup>, bigger terrace 31,5m<sup>2</sup>, smaller terrace 18,3m<sup>2</sup>.



\* 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.