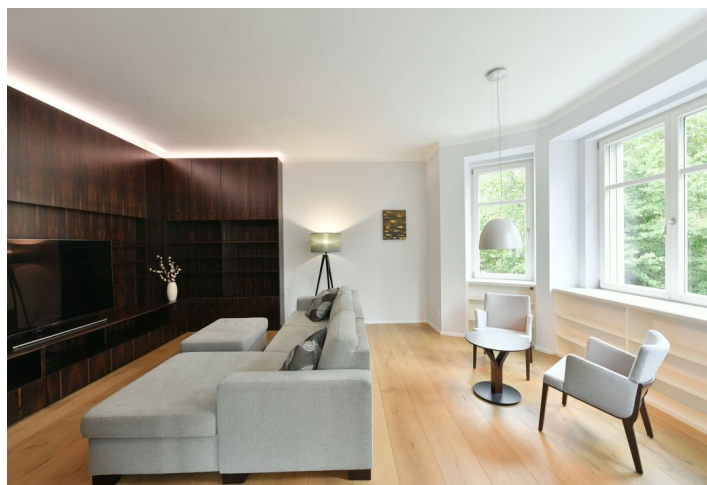




Apartment Four-bedroom (5+1)

Rented

233 m², Praha 6, Střešovice, Buštěhradská





Apartment Four-bedroom (5+1)

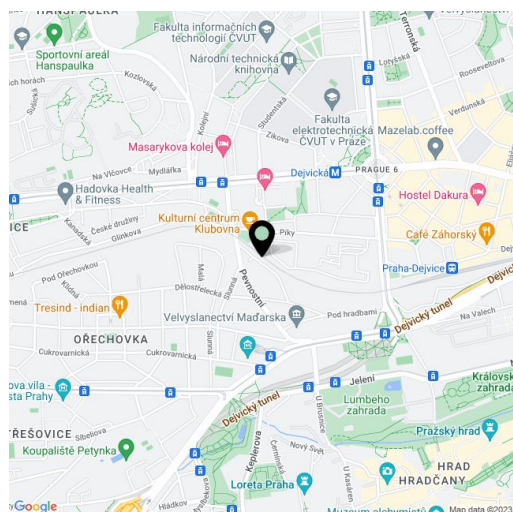
Rented233 m², Praha 6, Střešovice, Buštěhradská

Total area	237 m ²
Floor area*	233 m ²
Balcony	4 m ²
Garden	98 m ²
Parking	One garage space and parking on the plot.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	35847
Available from	Immediately

This fully furnished, contemporary 4-bedroom 2-bathroom split-level 2nd floor flat with a balcony and a 98 sq. m. landscaped garden occupies half of a completely refurbished 1929 villa with meticulously preserved original details. Located on a quiet street at the heart of the exclusive and highly sought-after Ořechovka residential neighborhood with trees, parks, and distinguished villas, within walking distance of the Prague Castle. A location with easy access to the city center, the airport, and international schools, a five min. walk from a tram stop as well as the Dejvická metro station with full amenities in the area.

The apartment is accessible through an entrance hall on the first floor of the house. The lower level of the apartment features a spacious fully integrated kitchen with a dining area incl. a gas **fireplace** and access to a **balcony** facing the garden, a living room, a guest bedroom/study with built-in storage, a sink, and bay windows, a bathroom, a toilet with a bidet, and an entrance hall with built-in storage. The upper floor offers three bedrooms with built-in wardrobes, a bathroom, a toilet with a bidet, a laundry and a storage room, and a hall with built-in wardrobes. Both bathrooms include a bathtub, a walk-in shower, a double sink, and a toilet.

High standard equipment, hardwood and cork flooring, large-format and mosaic tiling, underfloor heating, cost-effective **heat pump** heating, **heat recovery ventilation**, triple-glazed **wooden windows**, automatic external blinds, Villeroy&Boch and Hansgrohe bathroom fixtures and fittings, washing machine, dryer, dishwasher, microwave oven, central vacuum cleaner, QLED TV, video entry phone, alarm connected to a security agency, independent energy meters, storage room in the garage, automatic garage door. **Garage and two outdoor parking spaces** are included. Monthly deposit for service charges and utilities: CZK 9,000.



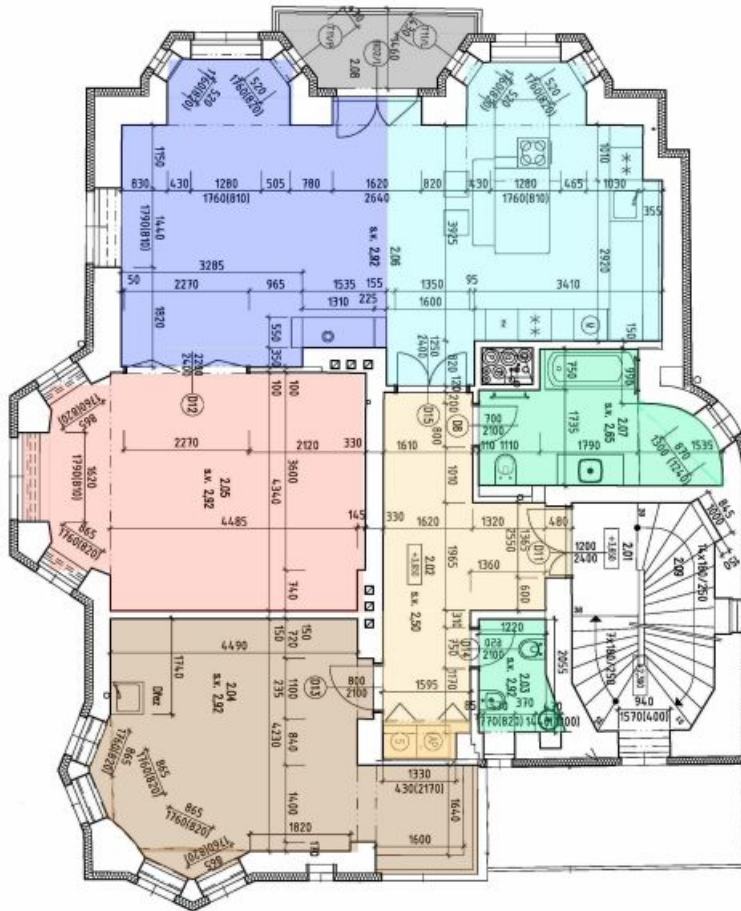
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Four-bedroom (5+1)

233 m², Praha 6, Střešovice, Buštěhradská

Rented



LEGENDA MÍSTNOSTÍ ZNP:

Číslo	Název místnosti	Velikost	Podlaží	Stav
1.0	Obývací pokoj	13,17	podlaží	podlaží
2.02	Spálna	2,15	podlaží	podlaží
2.03	WC	2,15	podlaží	podlaží
2.04	Kuchyňa	23,62	podlaží	podlaží
2.05	Obývací pokoj	21,80	podlaží	podlaží
2.06	Obývací pokoj	44,07	podlaží	podlaží
2.07	Kuchyňa	8,20	podlaží	podlaží
2.08	Spálna	11,27	podlaží	podlaží
2.09	Spálna	2,44	podlaží	podlaží
2.10	Spálna	4,57	podlaží	podlaží
2.11	Spálna	7,85	podlaží	podlaží

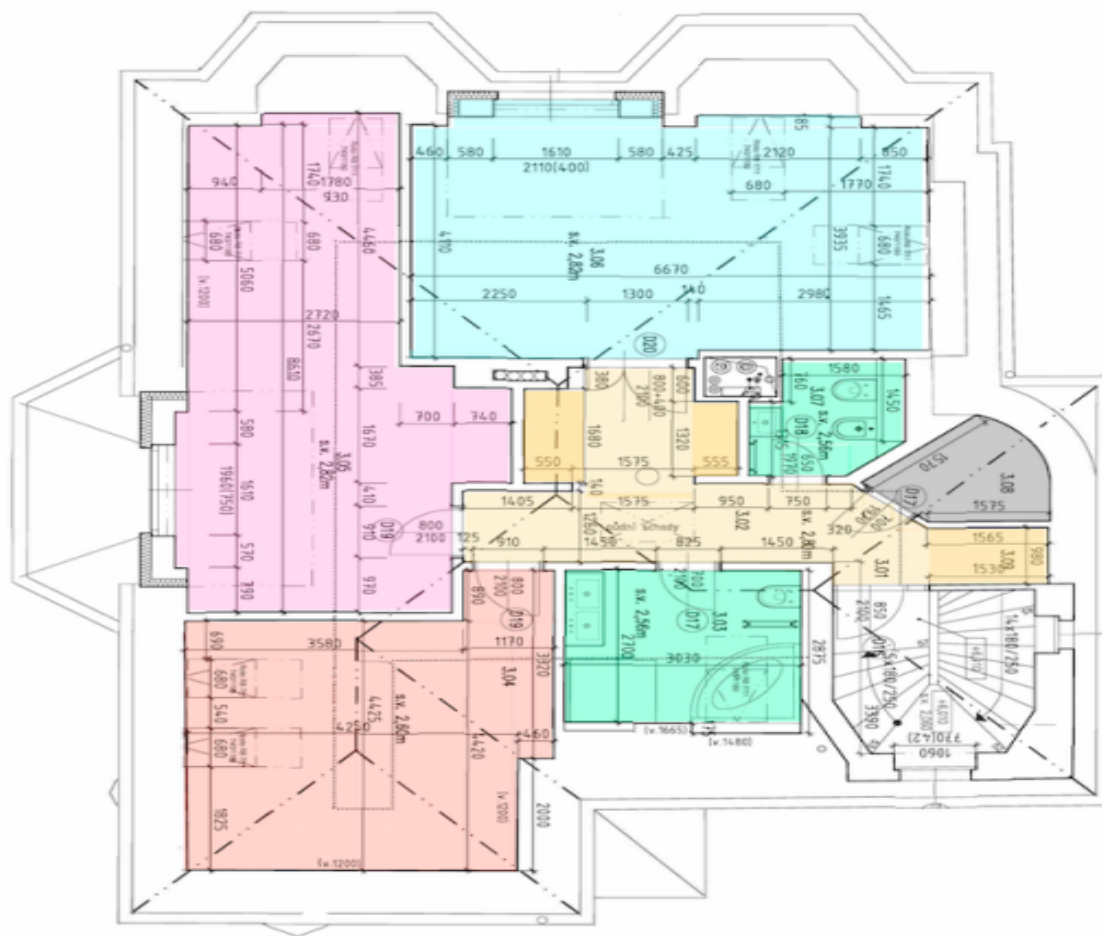




Apartment Four-bedroom (5+1)

Rented

233 m², Praha 6, Střešovice, Buštěhradská



LEGENDA MÍSTNOSTÍ 3NP:

Číslo	Název místnosti	Prostředí	Podlahová úprava	Podlahová úprava
301	Vstup	101	podlaha	parquet
302	Obývací pokoj	102	obložené	obložené
303	Kuchyň	103	keramická dlažba	keramická dlažba
304	Ložnice	104	keramická dlažba	keramická dlažba
305	Obývací pokoj - K	204	keramická dlažba	keramická dlažba
306	Obývací pokoj - B	205	keramická dlažba	keramická dlažba
307	WC	301	keramická dlažba	keramická dlažba
308	Koupelna - podoba	208	keramická dlažba	keramická dlažba
309	Terasa	301	obložené	obložené

