



## Apartment One-bedroom (2+kk)

Rented

54 m<sup>2</sup>, Praha 6, Břevnov, Zúžená





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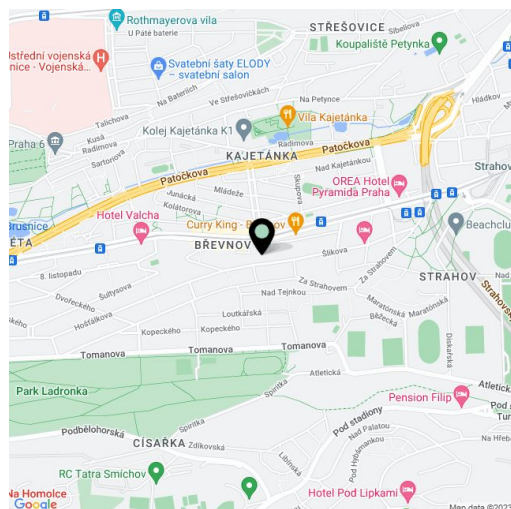
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Total area	72 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Balcony	18 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	35874
Available from	Immediately

This southwest-facing, furnished 1-bedroom apartment with a wraparound balcony is on the 6th floor of a modern apartment building with a reception, camera system, and garage parking. Set on a slope on a quiet street in the green Břevnov neighborhood, within walking distance of the Prague Castle and Břevnov Monastery, near Ladronka Park. A sought-after residential location with complete services and amenities within easy reach and quick access to the city center and the airport, just a few min. walk to a tram stop with connections to the Hradčanská and Malostranská metro stations.

The interior features a living room with a fully fitted open plan kitchen, a bedroom with built-in wardrobes, a bathroom with a walk-in shower and a toilet, and an entrance hall. Offering views of the city and the surrounding greenery, the **balcony** is accessible from both main rooms. The apartment faces Šlikova Street.

**Hardwood floors**, tiles, **wooden windows**, security entry door, central heating, blinds, washer, dryer, dishwasher, microwave oven, kitchenware, vacuum cleaner, alarm. A **garage parking** space CZK 2,000 per month. Service charges, water, and heating: CZK 5,129/month. 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.