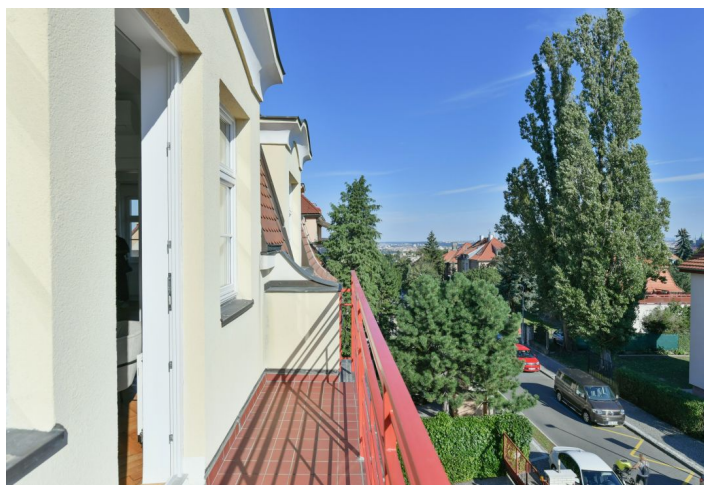
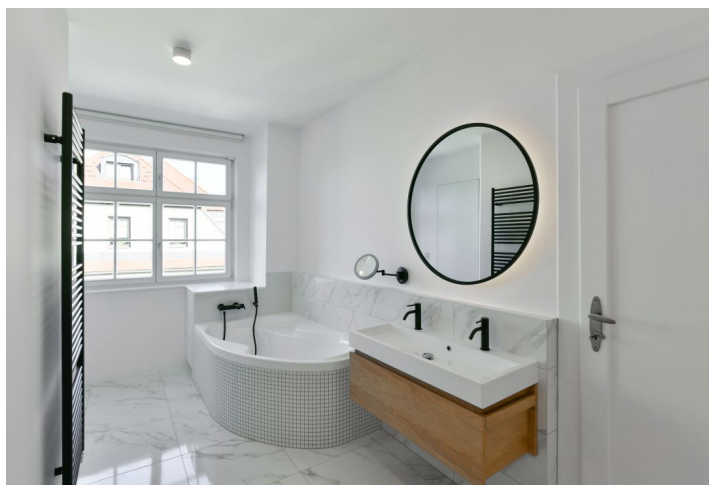




## Apartment Three-bedroom (4+1)

€ 2 739 | CZK 69 000

159 m<sup>2</sup>, Prague 6, Dejvice, Na Viničních horách





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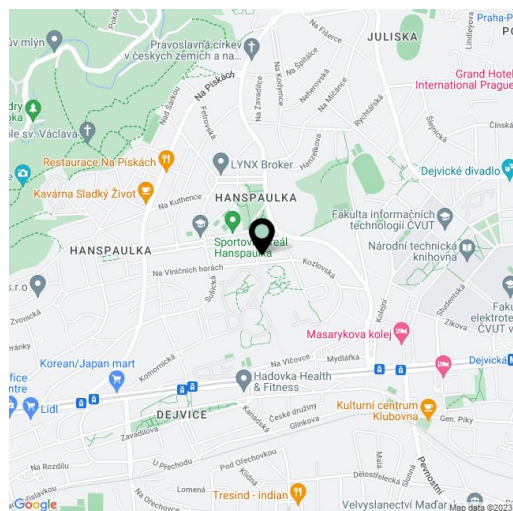
159 m<sup>2</sup>, Prague 6, Dejvice, Na Viničných horách

Total area	167 m <sup>2</sup>
Floor area*	159 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Garden	700 m <sup>2</sup>
Parking	Parking on the plot.
Cellar	-
Service price	Monthly deposit for services and water CZK 4,200. Gas and electricity - transferred to the tenant.
PENB	G
Reference number	37079
Available from	01.09.2024

Boasting an exclusive location and lovely views, this semi furnished apartment with 2 balconies, parking, and a private garden is situated on the second floor of a renovated semi-detached villa on a quiet street in the prestigious Hanspaulka residential neighborhood, near the lovely Horní Šárka forest park. The location is comfortably reachable by public transportation, with quick access to the city center, the airport, and international schools. Located a few min. drive from the Bořislavka and Dejvická metro stations, with full amenities in the area.

The lower floor features a living room with a dining area, a balcony with garden views, and a balcony offering beautiful views of the city and the St. Vitus Cathedral. There is a fully fitted kitchen, two bedrooms, a bathroom (bathtub, toilet, bidet shower), a walk-in closet, a utility room, an additional guest toilet, and an entrance hall with built-in wardrobes. The upper level includes an attic bedroom, a bathroom (walk-in shower, toilet, bidet shower), a walk-in closet, and a large storage closet. Tenants are welcome to use a landscaped back garden.

Air-conditioning, hardwood parquet floors, tiles, roller blinds, gas boiler, washing machine, dishwasher, microwave oven, TV, alarm, independent energy meters. The apartment can be fully furnished at a higher rent. No elevator. A parking space on the plot is included.



\* 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.