



Apartment Three-bedroom (4+1)

Rented

180 m², Praha 6, Hradčany, Tychonova





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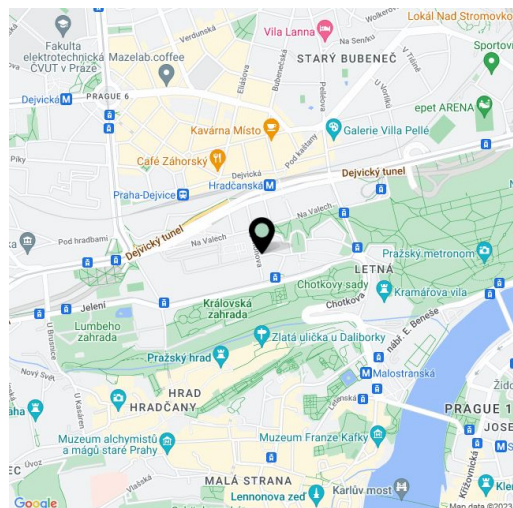
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Total area	186 m ²
Floor area*	180 m ²
Terrace	6 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	37219
Available from	Immediately

Comfortable apartment in a unique Cubist semidetached villa by the renown Czech architect Josef Gočár. This completely refurbished 3-bedroom 2-bathroom apartment with a terrace is situated on the upper ground floor, with the original architectural features preserved. Located on a quiet street in a prestigious neighborhood just moments from the Letohrádek královny Anny (Royal Summer Palace), within walking distance of the Letná park and the Prague Castle. Just a minute walk from Hradčanská metro station, conveniently located for the airport and numerous international schools. Area with full amenities and services in the immediate neighborhood incl. quality cafes, bistros, restaurants, and more.

The interior features a large living room, a fully fitted eat-in kitchen with a **terrace** facing the garden, plus 3 bedrooms - one with an adjacent **study** (or a walk-in closet). There are 2 bathrooms (walk-in shower, bathtub, toilet / walk-in shower), a separate toilet, and a huge central entrance hall.

Green views, high ceilings, large windows, **solid wood parquet floors**, marmoleum, tiles, gas boiler, washer, dryer, dishwasher, microwave oven, large **cellar**. Service charges and water bills: CZK 2000/month. Gas and electricity will be transferred to the tenant.



* 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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