



Apartment Three-bedroom (4+kk)

Rented

190 m², Prague 6, Hradčany, U Písecké brány





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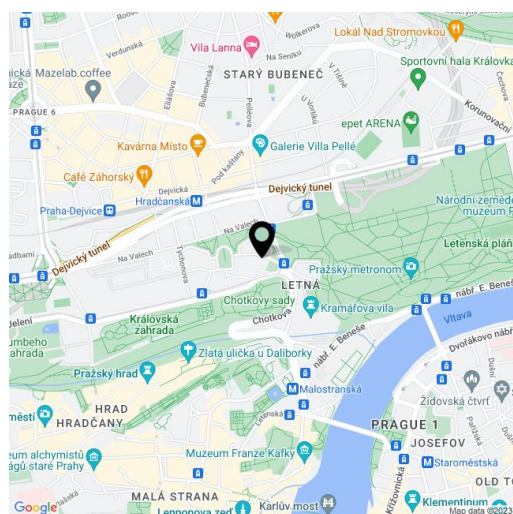
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Total area	198 m ²
Floor area*	190 m ²
Loggia	8 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and water consumption: CZK 4,000. Gas and electricity will be transferred to the tenant.
PENB	G
Reference number	38006
Available from	Immediately

Benefiting from a meticulous renovation overseen by an architect, this unique premium apartment with 2 bathrooms is on the 2nd floor of a renovated historic building with a shared garden and preserved original details. Beautifully located on a quiet street surrounded by greenery in the prestigious Hradčany neighborhood, minutes from the Belvedere (Queen Anne's Summer Palace), Letná Park, and Prague Castle, moments from the Hradčanská metro station. Full amenities and services are available in the immediate vicinity including quality cafes, bistros, and restaurants. Conveniently located for the airport and numerous international schools.

The tastefully designed interior features a spacious living room with a dining area and a fully integrated kitchen, a master bedroom with a **walk-in closet** and an en-suite bathroom (walk-in shower, bidet, toilet), a bedroom with an **enclosed balcony** offering **views** of the garden and the nearby **Bílek Villa**, plus a bedroom with built-in wardrobes and views of the neighboring **Písek Gate**. There is a family bathroom (bathtub, walk-in shower, toilet), and a huge entrance hall with more built-in wardrobes and storage.

High-quality equipment and finishes, **natural materials**, "hidden" **air-conditioning**, **oak floors**, large-format tiles, new casement windows, ample built-in wardrobes and storage, security entry door, gas boiler, underfloor heating in the bathrooms, **Miele** kitchen appliances, dishwasher, induction cooktop, microwave oven, two Liebherr fridges, sound system, master switch. No elevator. A spacious **garage** is included in the rent. Additional **parking space** in one half of a double garage on the plot available for CZK 3,000/mo. Available from June 15th, 2023.



* 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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