



Apartment Three-bedroom (4+kk)

Rented

89.8 m², Praha 6, Sedlec, Roztocká





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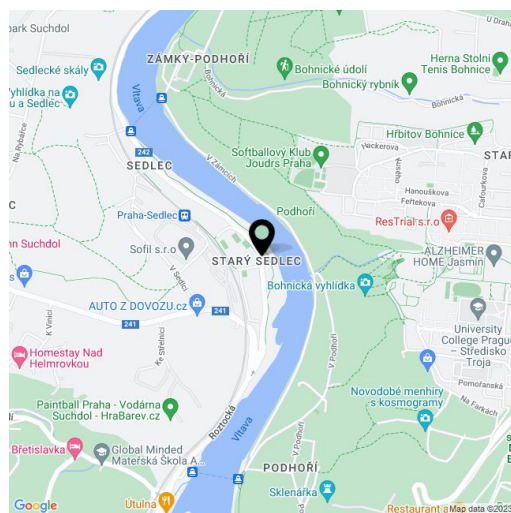
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Total area	90 m ²
Garden	196 m ²
Parking	Courtyard parking.
Cellar	Yes
PENB	G
Reference number	38114
Available from	Immediately

Offering romantic views of green slopes and rocks above the Vltava River, this 3-bedroom apartment is situated on the second (attic) floor of a 1920/30s residential building with a shared garden in Sedlec, Prague 6. Set near several natural monuments, just steps from a ferry stop with connections to the right bank of the Vltava river with a popular bike and inline trail. Location with great connections to the city center – 12. min. by train to Masaryk Station, 7 min. to Nádraží Holešovice metro station, 5 min. to Podbaba tram stop / railway station. Conveniently located for the airport, the Czech University of Life Sciences campus and international schools (The Riverside School is within walking distance, the ISP and ParkLane Schools are within easy reach by car). There is a trendy bistro, a children's playground and a workout spot nearby.

The interior features a living room with a fully fitted open plan kitchen, 3 bedrooms, a windowed bathroom including a bathtub and a toilet, and an entrance hall with a small storage room. The tenants can use the **shared garden** and enjoy the summer harvest of herbs, currants, apricots, raspberries and strawberries. The top of the building offers an unfinished roof terrace (currently under consideration).

Laminated floating floors, marmoleum in one room, tiles, plastic windows with interior blinds, roller blinds in the living room, insect nets, central gas heating, AEG kitchen appliances, dishwasher, Bosch fridge, washing machine, **21.2 m² brick cellar**, shared drying room, gate operated by remote control. No lift. A secure courtyard **parking space** is included. Monthly deposit for service charges and utilities: approx. CZK 4,000 for 4 persons.



* 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.