



## Apartment One-bedroom (2+kk)

Rented

122 m<sup>2</sup>, Prague 6, Bubeneč, Rooseveltova





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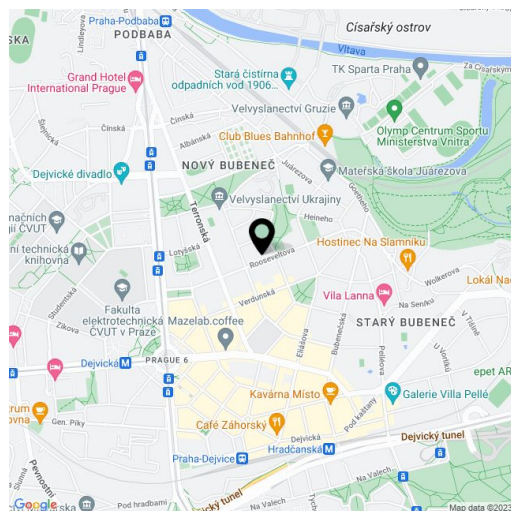
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Total area	127 m <sup>2</sup>
Floor area*	122 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	39703
Available from	Immediately

This is a newly refurbished and furnished 1-bedroom apartment with a balcony, on the first floor of a modern residence designed by the architect Bořek Šípek, with superior services and underground parking. Situated in a quiet green residential area of Bubeneč with many embassies, on the edge of Willy Brandt Park, a few minutes' walk to Stromovka Park. The Dejvice metro station is a short walk away, the ride to the city center takes only eight minutes, and the airport is 15 minutes by car. The building's amenities include a large indoor swimming pool, a gym, a sauna, a reception, concierge service, and a private garden.

The interior features an open entrance hall, a spacious living room with a fully fitted open plan kitchen, a **balcony** and an open **study**, a large bedroom, a shower bathroom with a toilet and a bidet, a **walk-in closet**, a utility room, and an additional guest toilet.

Green views, **air-conditioning**, new furniture, new **solid wood parquet floors**, tiles, large windows, central heating, washing machine, dishwasher, alarm, **cellar**, central trash chute and structured cabling in the building. A **garage parking** space is included, one more is available at an additional fee. Common building charges, water and heating: CZK 8,500 per month. Electricity is billed separately (transfer 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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