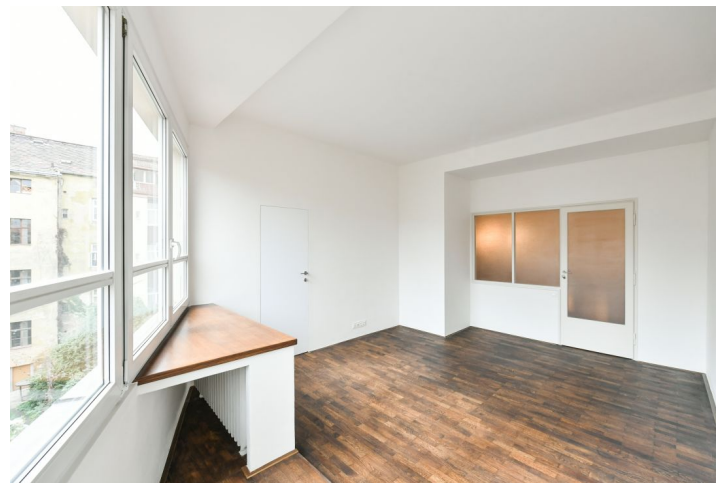




## Apartment Three-bedroom (4+kk)

Rented

148.5 m<sup>2</sup>, Prague 7, Holešovice, Milady Horákové





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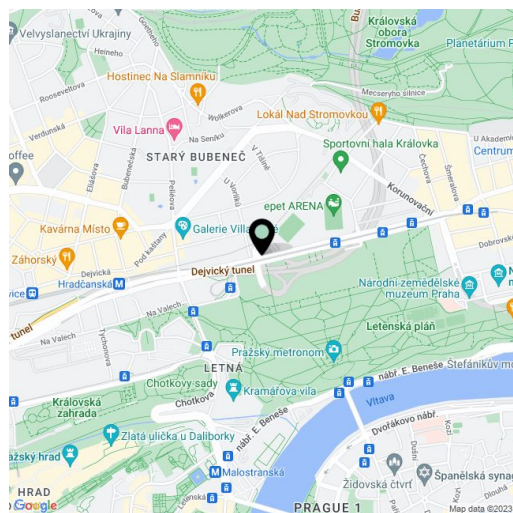
148.5 m<sup>2</sup>, Prague 7, Holešovice, Milady Horákové

Total area	150 m <sup>2</sup>
Floor area*	149 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 9,000. Electricity is billed separately (transferred to the tenant).
PENB	E
Reference number	40526
Available from	Immediately

This fully refurbished split-level apartment with a balcony is situated on the second floor of a completely renovated Functionalist residential building from 1938 with an elevator, within walking distance of the Letná and Stromovka parks. Set just steps from Letenské Square, in a sought-after residential location with a fine selection of cafes, restaurants, bistros, shopping, and cultural venues, with very quick access to the city center, a few tram stops from the Hradčanská and Vltavská metro stations. Conveniently located for the airport and Prague 6 international schools.

The interior features, on the upper level, a gallery, a bedroom with a large windowed walk-in closet, and a bathroom (walk-in shower, toilet). The lower floor offers a spacious living room with a fully fitted open plan kitchen, a study area and balcony access, two bedrooms, a bathroom (walk-in shower, bathtub), a separate toilet, a walk-in closet, a laundry room, a storage room, and an entrance hall.

Preserved original details, renovated original hardwood floors, tiles, central heating, underfloor heating in the bathrooms, dishwasher, induction cooktop, and microwave oven. An on-site underground garage parking space is available.



\* 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.