



## Apartment Two-bedroom (3+1)

Rented

80 m<sup>2</sup>, Praha 6, Břevnov, Závěrka





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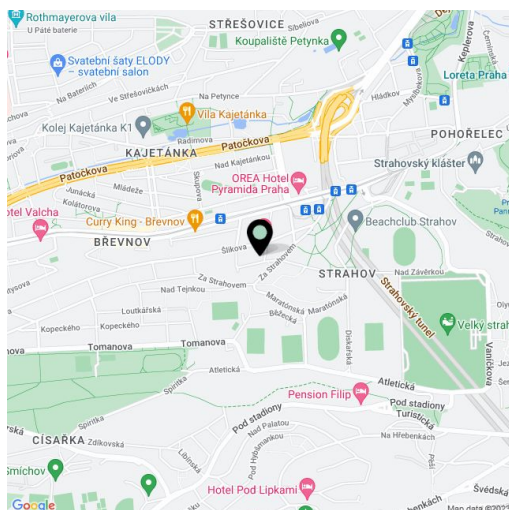
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Total area	86 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	42746
Available from	Immediately

This renovated 2-bedroom apartment with a balcony is on the first floor of a well-maintained residential building with no elevator. Located in a quiet Prague 6 neighborhood just minutes from a tram stop, a short walk to the Prague Castle, and within easy reach of Ladronka Park, the airport, and numerous international schools. Full amenities within walking distance incl. numerous restaurants, cafes, shops, and sports and cultural venues as well as quick access to the Hradčanská and Malostranská metro stations (five tram stops away).

The apartment includes a living room with a balcony facing the courtyard, a fully fitted kitchen with a dining area, two bedrooms, a shower room with a toilet, an additional separate toilet, and an entrance hall.

**Hardwood floors**, tiles, security entry door, gas boiler, dishwasher, induction cooktop. Monthly deposit for service charges and water: CZK 600/person. Gas and electricity are billed separately.



\* 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.