



## Apartment Three-bedroom (4+kk)

Rented

217 m<sup>2</sup>, Prague 6, Břevnov, Šlikova





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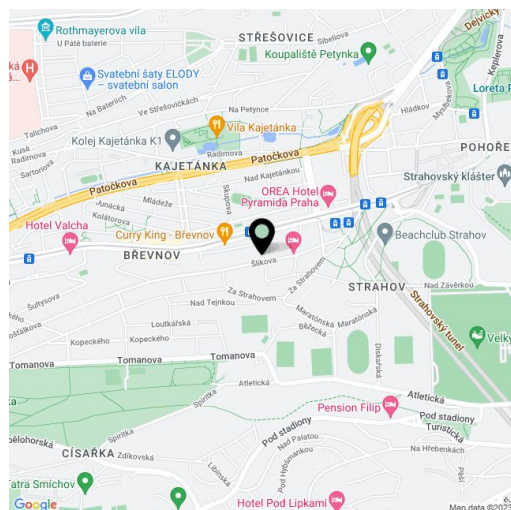
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Total area	261 m <sup>2</sup>
Floor area*	217 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	42848
Available from	Immediately

This spacious furnished 3-bedroom 2-bathroom split-level apartment with a terrace, balcony, access to a shared garden, and parking is set on the ground floor of a renovated apartment building with a shared sauna and a mature garden, on a quiet street in the green Břevnov neighborhood, within walking distance of the Prague Castle and Břevnov Monastery, near Ladronka Park. A sought-after residential location with complete services and amenities within easy reach and quick access to the city center, the airport, and international schools, just a few min. walk to a tram stop with connections to the Hradčanská and Malostranská metro stations.

The lower floor of the apartment features a spacious living room with a fireplace, a fully fitted open plan kitchen, a dining area, and access to the terrace and garden, an adjacent kitchenette with a bar, a study area, a toilet, and an entrance hall with built-in storage space. The upper floor includes a gallery, two bedrooms with fitted walk-in closets and a shared balcony facing the courtyard garden, a third bedroom, a bathroom (bathtub, walk-in shower, bidet, toilet), a second bathroom (walk-in shower, toilet), and two fitted walk-in closets.

Hardwood floors, tiles, wooden staircase, large windows, oil burning fireplace, Bořek Šípek chandeliers, central heating, underfloor heating in the bathrooms, washer, dryer, high standard German kitchen, artificial stone kitchen worktop, Miele appliances, dishwasher, induction cooktop, steam oven, vacuum seal drawer, two fridges, wine fridge, TV, alarm, cellar. Two garage parking spaces are available at CZK 2,500/space/month. Monthly deposit for service charges, heating, and water: CZK 9,000. Monthly deposit for electricity: CZK 4,500.



\* 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.