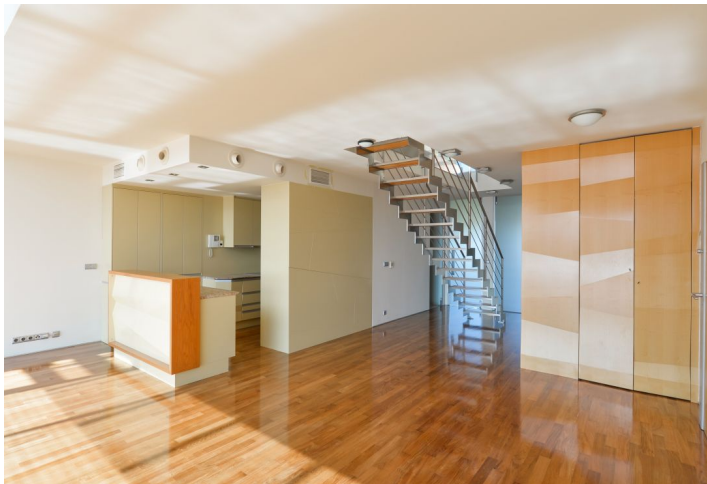




## Apartment Four-bedroom (5+kk)

Rented

191 m<sup>2</sup>, Prague 6, Břevnov, Atletická





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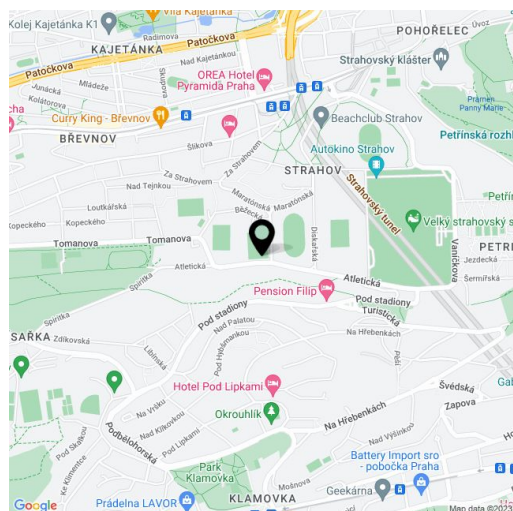
**Rented**191 m<sup>2</sup>, Prague 6, Břevnov, Atletická

|                  |   |
|------------------|---|
| Total area       | 261 m <sup>2</sup>                          |
| Floor area*      | 191 m <sup>2</sup>                          |
| Terrace          | 70 m <sup>2</sup>                           |
| Parking          | Garage for 2-3 cars.                        |
| Garage           | Yes   |
| Cellar           | Yes   |
| Service price    | Monthly deposit for utilities<br>CZK 20,000 |
| PENB             | B   |
| Reference number | 5826  |
| Available from   | Immediately                                 |

This luxury penthouse apartment with a terrace with unique views of Prague is part of an exclusive residential project in Prague 6, close to Ladronka Park or the Strahov Stadium. The location, an elite gated community, its timeless design, built-in technology, parking in the building, but especially the light, space, comfort, and panoramic views make this a truly exceptional property.

On the first level, the apartment has an open loft-type social area with a double height living room, a fireplace, a terrace, a dining area, and a fully fitted kitchen, two bedrooms with access to the front garden, a shower bathroom, and a closet. The upper floor holds two bedrooms, a full bathroom with a glass wall providing outside views directly from the bathtub, and a spacious gallery open to the living area suitable as a study, reading area, etc. There is also a large rooftop terrace.

Other features include air-conditioning, an alarm linked to a security agency, a security entry door, built-in wardrobes, a washer, dryer, Miele appliances incl. an induction stovetop, wooden floors, underfloor heating in the bathrooms and living room, a stone with electric heating on the terrace, remote controlled blinds in the living room, and basement storage. Camera system and night security in the garages. Available from July 2023.



\* 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.