



Apartment One-bedroom (2+1)

Rented

89 m², Praha 6, Dejvice, Na Kodymce





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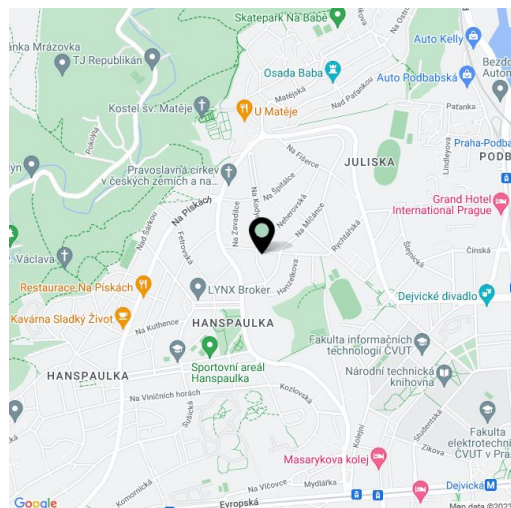
Total area	95 m ²
Floor area*	89 m ²
Balcony	6 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	5848
Available from	Immediately

Bright unfurnished 1-bedroom flat with a balcony and a 52 m² roof terrace, on the second floor of a Functionalist villa with preserved original features and perfect clean style (architect F.M.Černý). Located in the prestigious quiet Hanspaulka neighborhood with lots of greenery and beautiful panoramic views of Prague. Convenient to Czech as well as international schools, shopping, tennis courts, ideal location for jogging and walks, 300 m from the Šárka natural preserve. Good transportation connections - 15-20 min. to the city center, 15 min. to the airport, bus stop within walking distance.

The 1939 villa has been meticulously reconstructed and modernized, yet has retained the spirit of the time and style in all original details. It has three apartment units, one on each floor, and it is included on the list of the immovable cultural heritage.

The interior includes a spacious entry hall, a fully fitted eat-in kitchen with pantry, a 28 m² living room and a 22 m² bedroom both with balcony access, bathroom with tub and toilet, storage room, and a guest toilet. The tenants are also free to use the roof terrace with great views and part of the garden.

Solid wood parquet and cork flooring, large windows, dishwasher, telephone line, Astra satellite TV connection, alarm connected to a security agency, audio entry phone, cellar. Shared laundry room with washers and dryers in the basement. Monthly deposit for common building charges, water and heating CZK 4300 for two persons. Electricity is billed separately.



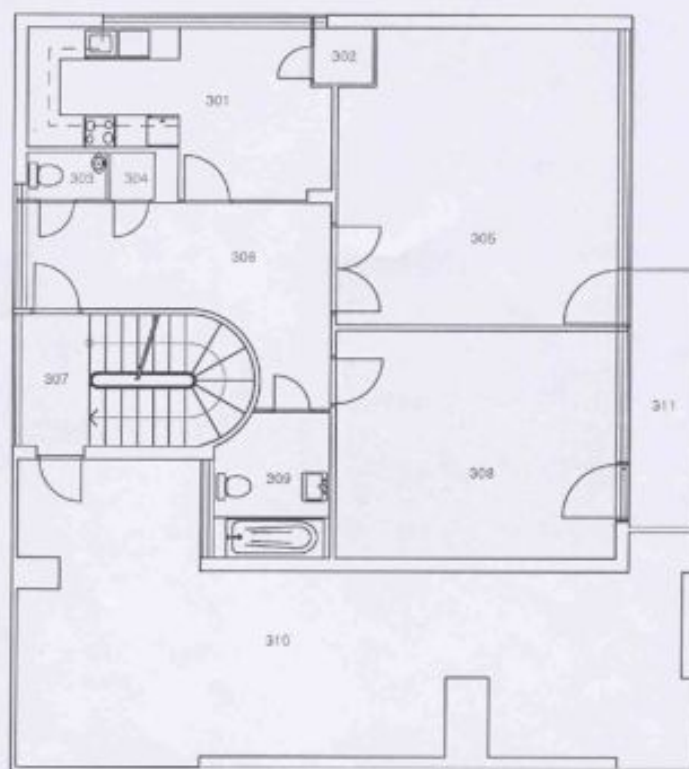
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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2. PATRO