



## Apartment Two-bedroom (3+kk)

Rented

113 m<sup>2</sup>, Prague 7, Bubeneč, Ověnecká





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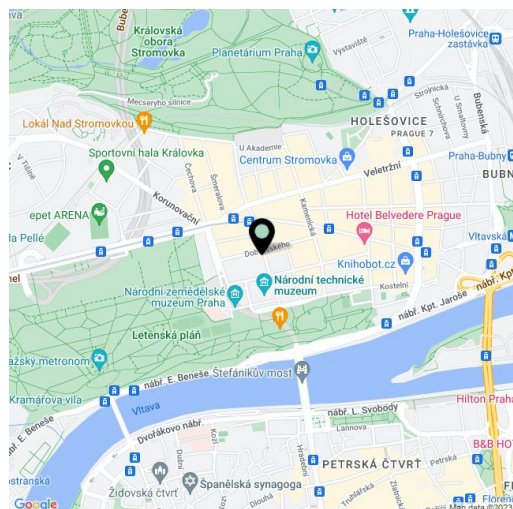
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Total area	133 m <sup>2</sup>
Floor area*	113 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	34334
Available from	Immediately

Boasting immediate access to Stromovka Park, this is a semi furnished 2-3-bedroom apartment with a 20 m<sup>2</sup> terrace, on the fifth top floor of a well kept residential building with a lift. Located in a quiet street just a minute walk from the Letenské Square with full amenities in the area. Perfect for those who want to live in a green and quiet area yet close to the city center, a few tram stops to Vitavská and Hradčanská metro stations. The park is right across the street, and is complete with children's playgrounds, paths and trails for walking, cycling, jogging and roller blading. Conveniently located for the airport and numerous international schools.

The interior features a living room with a dining area and a large terrace overlooking the green back yard, a fully fitted kitchen separated by glass sliding doors, a walk-through office / playroom with built-in wardrobes, and 2 separate bedrooms with French windows facing the back yard. There is a shower room, a separate toilet with a bidet, a **walk-in closet** / storage room, and an entrance hall with shoe storage.

**Wooden** and laminated floors, **marble tiling** in the bathroom and toilet, ceramic tiles, security entry door, built-in storage, recessed lighting, light tunnels in the office and bathroom, awning on the terrace, blinds, gas boiler, central vacuum cleaner, heated garage driveway. A **garage parking** space is available at CZK 3500/month. Deposit for service charges and water: CZK 2000/month for 1 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.