



Three-bedroom Apartment

177 m² Praha 6, Na dračkách

3 600 € per month



Layout Three-bedroom	Area 177 m²	Terrace 52 m²	Balcony 52 m²	Parking 2x basement
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Brand new apartment + generous L terrace + pergola + rooftop jacuzzi + 3 bathrooms + storage room + built-in wardrobes + air conditioning + garage in the garage for 2 large cars + cellar + security and 24/7 reception

Become tenants of the superior and quite exceptional "Penthouse" at Maison Ořechovka Residence: a carefree living project set in the surroundings of the famous Villas a few minutes walk from Prague Castle. The location offers not only long moments of absolute relaxation, but also very fast connections to any part of Prague, including the airport.

Carefully designed apartment in the house with 24-hour reception, security of the building and closed parking in the garage helps to create favorable conditions for further self-realization of its residents.

The modern "Penthouse" on the last 5th floor of the apartment building from 2023 is made in high standard with emphasis on the used material, functionality and demands of modern times.

The spacious hall introduces us to the apartment, which is a signpost to all the

Price	3 600 €
Floor area	177 m ²
Terrace	52 m ²
Balcony	52 m ²
Cellar	8 m ²
Floor	4
Elevator	Ano
Parking	2x basement
Building energy rating	B

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separate rooms: living room with kitchen and access to the terrace, master bedroom with its own dressing room, bathroom with shower and access to the terrace, second bedroom with built-in wardrobes, third bedroom or study, guest bathroom, storage room.

The central room here is a spacious living room with dining area and fully equipped kitchen, plus access to a large terrace with stunning views of the surrounding area. In the cosy master bedroom with en-suite bathroom we find not only a custom-made dressing room, but also an additional entrance to the terrace with a Jacuzzi. The windows of the second bedroom face across the terrace to a very quiet area of the enclosed residential park. The third room is unfurnished and thus gives more space for its use (study or another bedroom). There are built-in wardrobes in the entrance hall, a washing machine and a dryer in the pantry, and a separate bathroom with a guest toilet is also an advantage in the apartment.

All surfaces in the apartment are designed with superior materials: the floors in the rooms and hall are wooden, the floors in the bathrooms have large format tiles, the custom-made furniture is made of very high quality materials.

There is air conditioning in all rooms, underfloor heating, fresh air in the apartment is provided by a recuperation system, shading is solved by front window blinds.

To move in immediately, the apartment is non-smoking and pet-free.. The lease includes a garage for two cars in the basement of the building, cellar, free internet, free roof gardener 4 times a year. Monthly fees (apartment, garage, cellar, etc.) are realistically about 11.000 CZK (see number of people in the apartment) + electricity in the apartment.

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For more information, please do not hesitate to contact us. Viewings are also possible on public holidays. We highly recommend a viewing.

VÁŠ MAKLÉR



Monica Mollicone

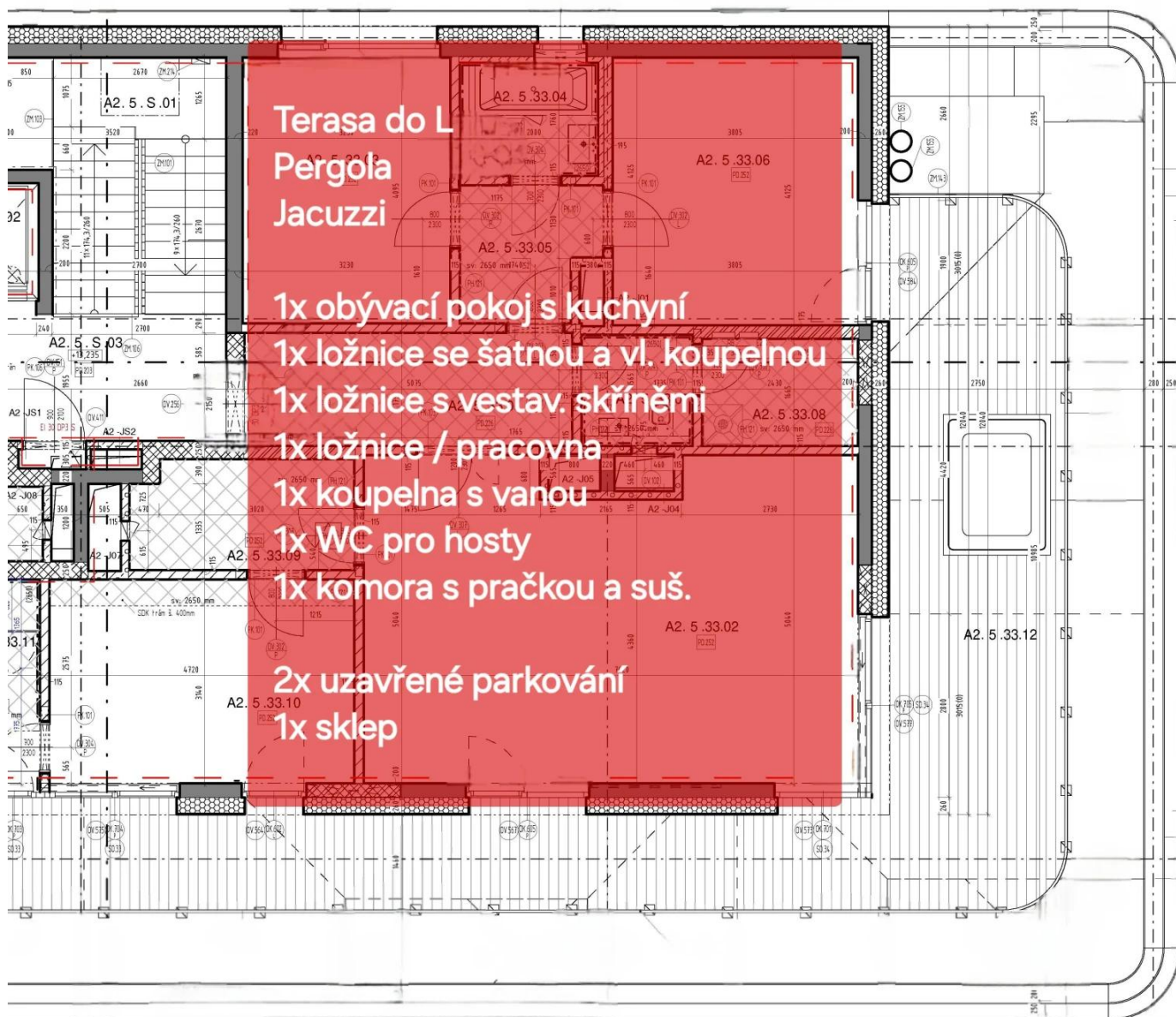
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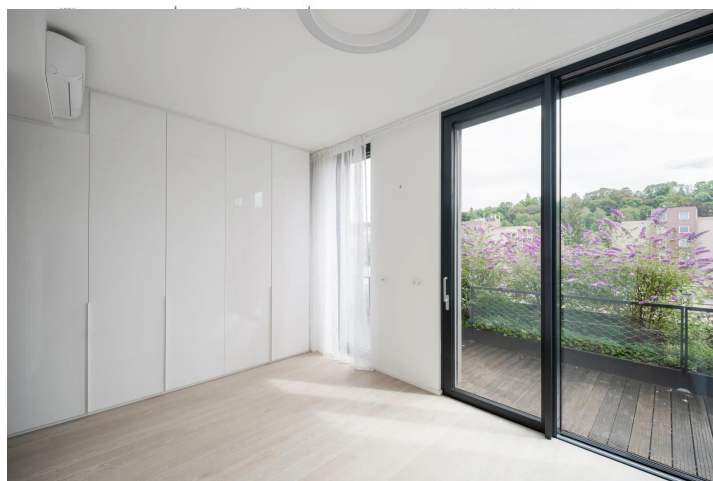
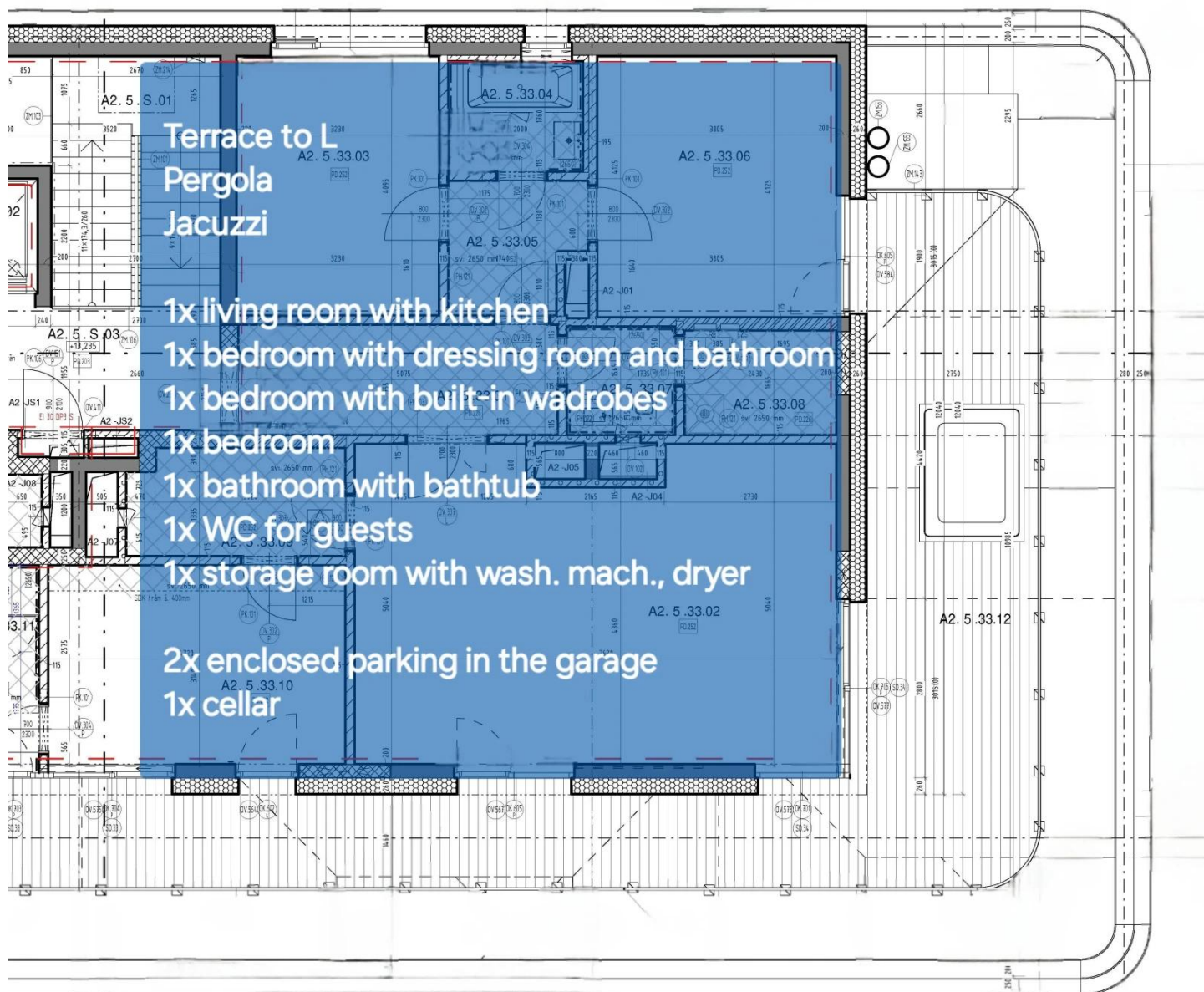
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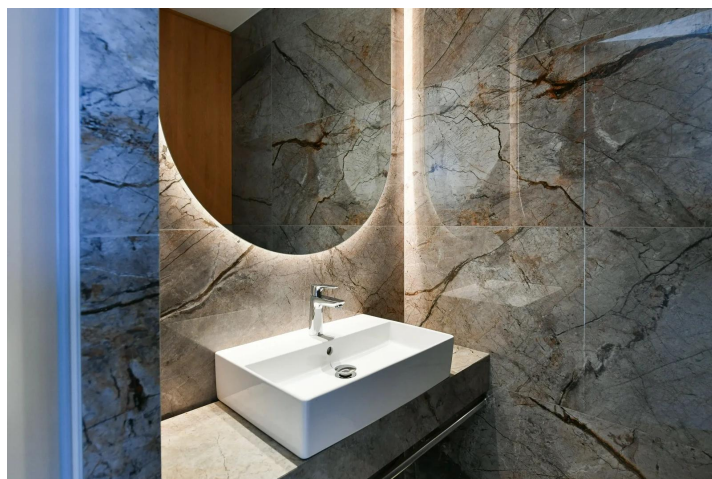
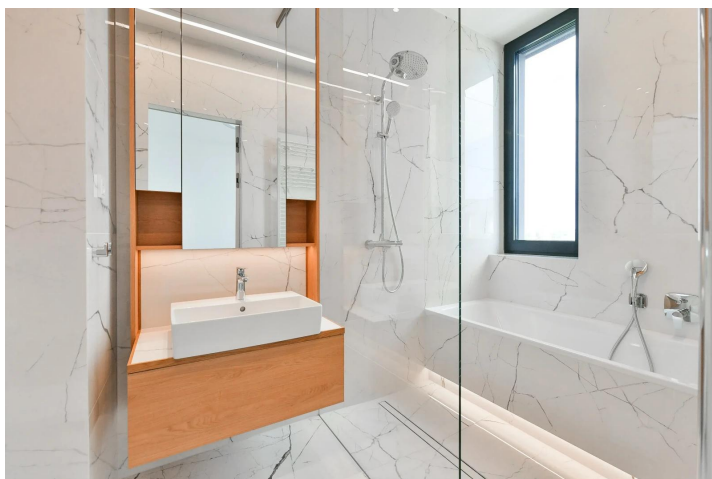
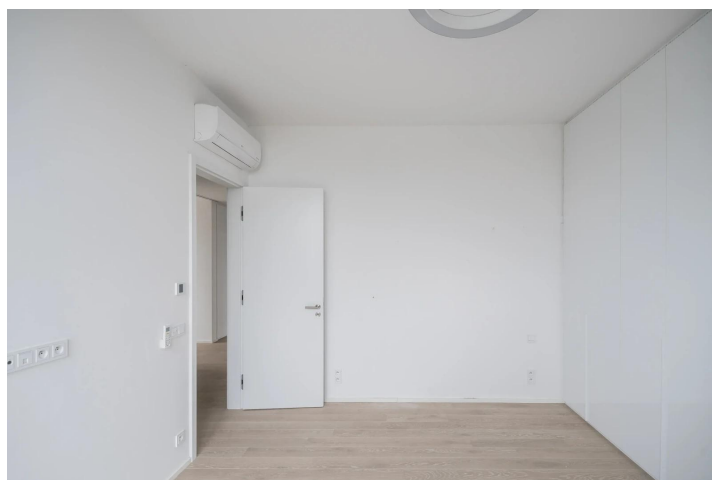
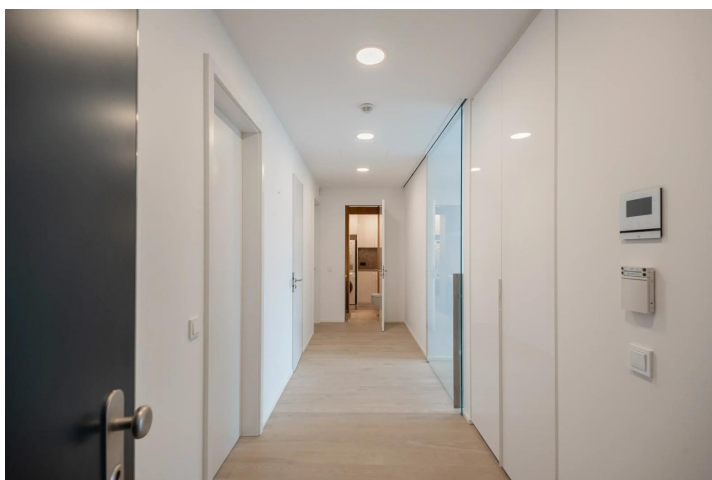
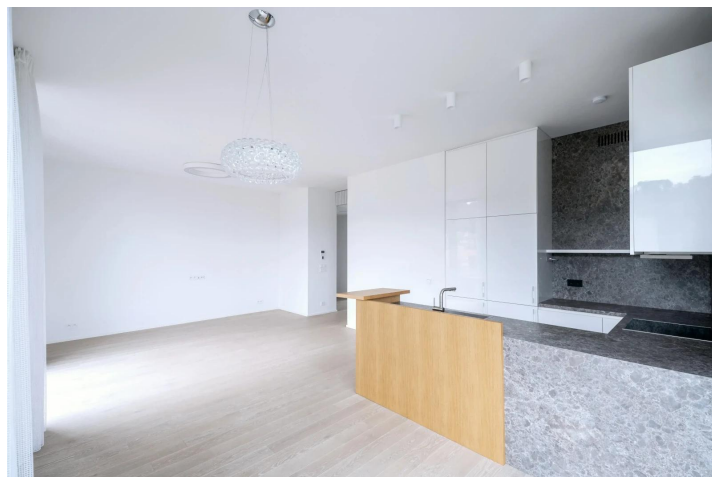
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