



## 32,000 CZK/per month

+ service charges incl. water consumption: CZK 4,500 + advance payment for electricity consumption: CZK 3,800 + security deposit: CZK 50,000

## Apartment with balcony for rent: Prague 6 - Bubeneč, Československé armády Čs. armády, Praha 6

registration number	<b>008174</b>	property type	<b>flat</b>
type of contract	<b>rent</b>	disposition	<b>3+kk</b>
area	<b>120 sqm</b>	floor	<b>4th floor</b>
balcony	<b>yes</b>	terrace	<b>no</b>
PENB energy label	<b>G</b>	available from	<b>25.04.2026</b>

We offer for rent a unique, sunlit apartment with a total area of 100 sqm, located on the 5th floor of a renovated functionalist building in the sought-after residential area of Prague 6 - Bubeneč, boasting stunning views of Prague Castle. The partially furnished apartment is accessible by a lift that leads directly into the unit and is oriented northeast and southwest, ensuring plenty of natural light throughout the day. The layout is divided into two sections: The first section features two entrance halls, a spacious bedroom with a balcony and beautiful views, a bathroom, and a separate toilet. The second section includes a large living room with a dining area (approx. 30 m<sup>2</sup>), a fully equipped kitchenette, another bathroom with a toilet, and a storage room that can be used as a study. On the upper level, there is a 20 sqm gallery, ideal as a second bedroom or workspace. The apartment is equipped with air conditioning and an electric boiler for water heating. The floors are wooden parquet and tiles. The building is located just a few steps from the metro line A station, close to Prague Castle and the expansive Stromovka park. The area offers excellent transport accessibility by public transport and car, as well as full civic amenities within walking distance. Parking in the courtyard is available for an additional fee. This apartment is ideal for clients seeking an unconventional living space in a prestigious location with quick access to the city centre and the airport, while also appreciating the proximity of popular cafés, bistros, and restaurants.