



## Apartment Two-bedroom (3+kk)

Rented

139.7 m<sup>2</sup>, Prague 5, Košíře, Naskové





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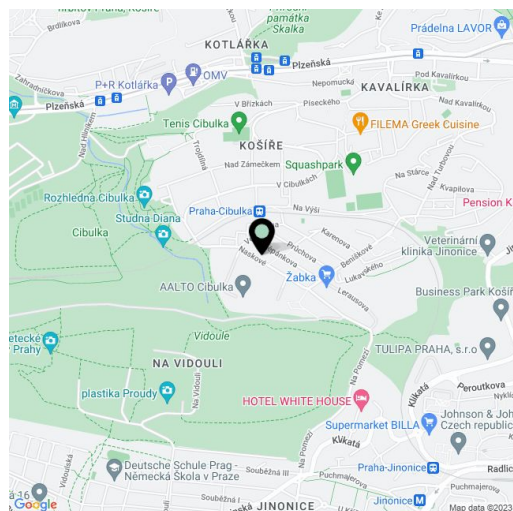
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Total area	182 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Terrace	43 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for service charges, water, and heating CZK 9,000 for 1 person. Electricity is billed separately.
PENB	B
Reference number	101294
Available from	Immediately

This brand new unfurnished apartment for rent with 2 bathrooms and 2 terraces with far-reaching views is on the 5th floor of the newly built Parvi Cibulka residential project in the site of a former industrial hall. Amenities include a shared reception, a fitness room, and a green park in the courtyard. Located on the very edge of the Vidoule nature preserve, near the Cibulka forest park, in a quiet residential area within easy reach of full amenities and services. Close to the Jinonice metro station, Cibulka train station with connections to Anděl and the city center, and within quick reach of the Anděl/Nový Smíchov commercial center. Conveniently located for the German School.

The interior features a spacious living room with a dining area, a fully fitted open plan kitchen, and access to the **terrace** offering beautiful panoramic views of Prague, Petřín Hill, and the National Theater, and 2 bedrooms with a shared **terrace**. There is an en-suite bathroom (walk-in shower, toilet), a family bathroom (**sauna**, bathtub), a separate toilet with a bidet shower, a storage/laundry room, and a large entrance hall.

**Air-conditioning, heat recovery ventilation, smart home system, hardwood floors, tiles, built-in wardrobes in the hall and master bedroom, underfloor heating in the bathrooms, security entry door, automatic blinds, custom-made kitchen, dishwasher, steam oven, induction cooktop, microwave oven, wine fridge, cellar, built-in wardrobes on the terraces, camera system, pram storage, bike wash area in the building. Two garage parking spaces are included. Available from April 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.



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