



## Apartment Two-bedroom (3+kk)

Rented

94.3 m<sup>2</sup>, Prague 9, Klánovice, Slavětínská





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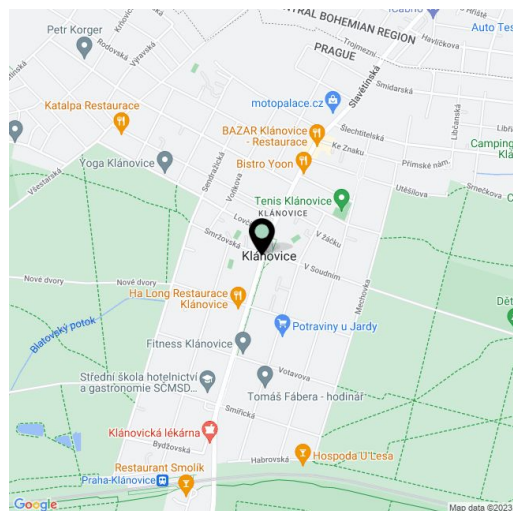
94.3 m<sup>2</sup>, Prague 9, Klánovice, Slavětínská

Total area	102 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Outdoor covered parking.
Cellar	Yes
Service price	Monthly deposit for services and utilities CZK 4,500. Electricity is paid separately.
PENB	B
Reference number	102753
Available from	Immediately

This good quality, furnished air-conditioned apartment with 2 bathrooms, an enclosed balcony, green views, and parking, is on the first floor of the recently built energy-efficient Klánovické Atrium Residence in a quiet residential neighborhood in the popular village of Klánovice, 20 km from the center of Prague (approx. 30 minutes by car). The location boasts the largest contiguous forested area in Prague consisting of the Klánovice nature reserve and the Cyrilov Forest, with marked hiking trails and 20 km of bike paths. Situated two short bus stops from a railway station with very frequent train connections to the Masaryk Station in Prague (22 min.), and within easy reach of Klánovice's amenities and services.

The apartment features a living room with a dining area and a fully fitted open plan kitchen, a walk-through bedroom with access to the enclosed balcony, a bedroom with an en-suite bathroom (bathtub with a shower screen, toilet with a bidet shower), a family bathroom (walk-in shower, toilet with a bidet shower), and an entrance hall.

Heat recovery ventilation, air-conditioning, tiles throughout, built-in wardrobes and storage, automatic exterior blinds, central underfloor heating, washer, dryer, dishwasher, induction cooktop, alarm, chip entry, cellar. An outdoor covered parking space is included.



\* 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.