



## Apartment One-bedroom (2+kk)

Rented

65 m<sup>2</sup>, Prague 4, Nusle, K Sídlišti





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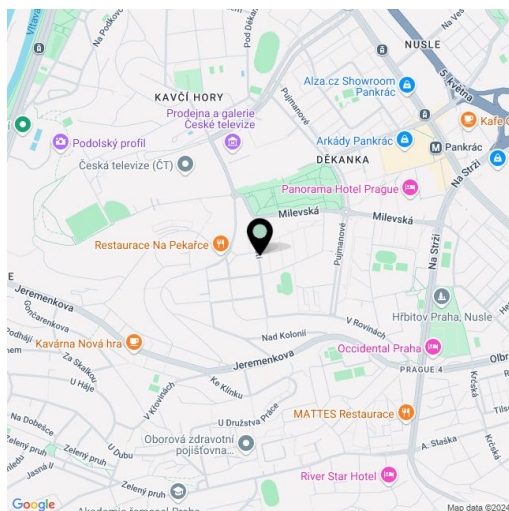
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Total area	70 m <sup>2</sup>
Floor area*	65 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, water, and heating: CZK 8,000. Electricity is billed separately.
PENB	D
Reference number	106445
Available from	Immediately

**Semi-furnished apartment with an enclosed balcony on the 2nd floor of the modern Kavčí Hory Residence with underground parking, a 24/7 reception, security, a camera system, and a large on-site gym. Located just moments from Central Park and the Czech TV grounds, within quick reach of full amenities and the city center (10 min.), a few minutes' walk to the Arkády Pankrác shopping mall and Pankrác metro station.**

The interior features a living room with a fully fitted open plan kitchen and dining area, plus a bedroom with a fitted **walk-in closet**, an en-suite bathroom (bathtub, toilet, underfloor heating) and an **enclosed balcony** that can be used as a study or a winter garden. There is a separate toilet, and an entrance hall with a built-in wardrobe.

**Hardwood floors**, tiles, security entry door, built-in wardrobes, automatic exterior blinds, central heating, **Miele** kitchen appliances, dishwasher, TV, video entry phone, **cellar**. A **garage parking** space is included, a second space is available at an additional fee.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.