



## Apartment Three-bedroom (4+kk)

Rented

170 m<sup>2</sup>, Prague 4, Podolí, U Kublova





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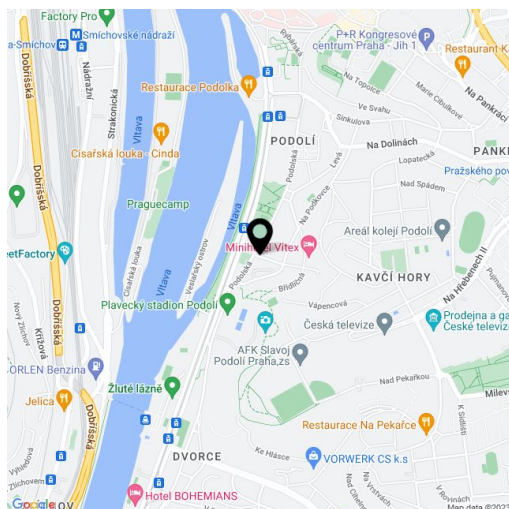
170 m², Prague 4, Podolí, U Kublova

Total area	178 m²
Floor area*	170 m²
Terrace	8 m²
Parking	Garage parking nearby.
Garage	Yes
Cellar	-
PENB	C
Reference number	28035
Available from	Immediately

This spacious fully furnished 3-bedroom attic flat with a south facing terrace provides beautiful views of the Vltava River, the Prague Castle, Petřín Hill and the Vyšehrad Castle, and is accessible directly from the lift. Situated on the sixth top floor of a fully refurbished corner residential building in a green residential neighborhood in Podolí, Prague 4, with quick access to the city center and full amenities. Located moments from a children's playground, and a few min. from Podolí swimming pool, sports grounds (tennis, football and basketball courts and parkour playground), outdoor fitness Kublov and dog parkour.

The interior features a comfortable living room with panoramic views, dining space, a fully fitted open kitchen and a **private terrace** oriented towards a green slope, and two bedrooms plus a study with built-in wardrobes and storage. There is bathroom with **jacuzzi bath**, **massage shower** and toilet, a separate toilet with bidet and pissoir, a large pantry, and entrance hall with more storage.

**Air-conditioning**, **tropical wood floors**, tiles, security entry door, automatic terrace awning, insect nets, gas boiler, washer / dryer, dishwasher, UPC cable, **alarm** connected to a security agency, garden furniture, very good insulation, pram / bike storage in the building, barrier free access. Private atmosphere - the flat is laid out on the whole floor. **Two garage parking spaces** available 250 m from the building (included). Common building charges, deposit for utilities and internet CZK 7500 per month. Available from January 2021.



\* 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.