



Apartment Two-bedroom (3+kk)

Rented

100 m², Praha-východ, Říčany, Na Fialce





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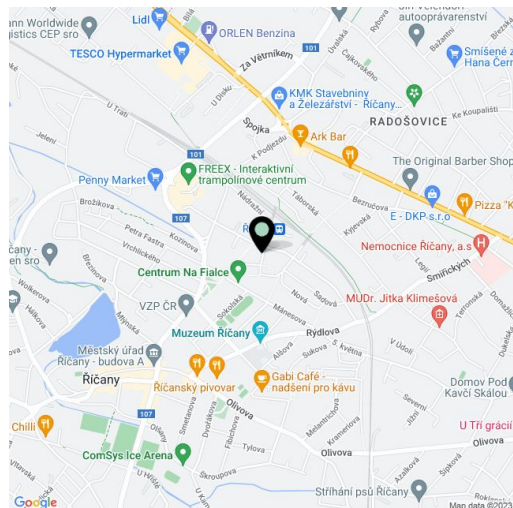
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Total area	122 m ²
Floor area*	100 m ²
Balcony	2 m ²
Terrace	20 m ²
Parking	-
Cellar	-
Service price	Deposit for services and utilities CZK 7,600 per month.
PENB	G
Reference number	28305
Available from	01.10.2025

This unfurnished split-level apartment with a terrace and a balcony is situated on the top 3rd floor of a modern building with an elevator in a peaceful residential part of Říčany, with good connections to Prague: 30 minutes by car or 20 minutes by train (three min. on foot, train departs every 15 min.). Říčany has a complete infrastructure incl. kindergartens, the PED Academy primary school offering a bilingual program, and many opportunities for sports and relaxation. There is a wellness/leisure center, swimming pool, cinema, theater, and restaurant just moments from the building.

The lower level includes two bedrooms (one with a small balcony), a fitted walk-in closet, a shower bathroom with a toilet, a storage room, and an entry hall. The upper level features a living room with a fully fitted and equipped open plan kitchen and access to the terrace, and toilet with a sink.

Green views, vinyl floors, tiles, security entry door, French windows, built-in wardrobe, central heating, washing machine, dishwasher, induction cooktop, American type fridge, Wi-Fi. Easy parking on the street. UNFURNISHED. Available from November 2024, maybe earlier upon agreement.



* 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.