



## Apartment Two-bedroom (3+kk)

Rented

100 m<sup>2</sup>, Prague 5, Košíře, Kotlářka





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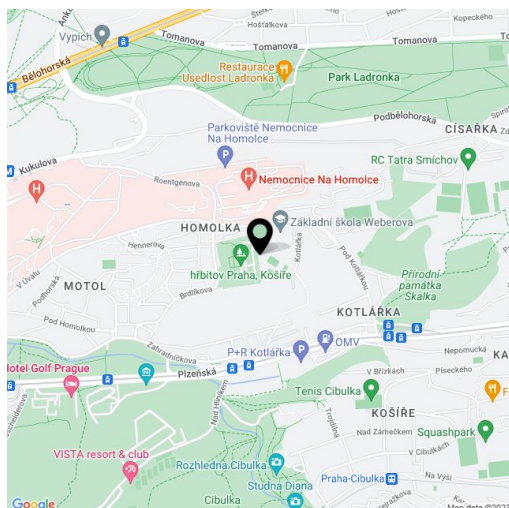
100 m<sup>2</sup>, Prague 5, Košíře, Kotlářka

Total area	210 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Terrace	100 m <sup>2</sup>
Parking	Parking available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	28493
Available from	Immediately

This is a bright, renovated, furnished 2-bedroom 2-bathroom split-level flat with a balcony and a 100 m<sup>2</sup> roof terrace with a Jacuzzi, offering nice far reaching views. Situated on the seventh top floor of a modern building in a gated residential complex with a lift and underground parking. Located on the green slopes of Košíře neighborhood, Prague 5, convenient to the French School and Nový Smíchov commercial and entertainment center and Anděl metro station.

The lower floor includes one bedroom with a balcony and built-in wardrobes, a bathroom with a bathtub and a toilet, a walk-in closet, and an entrance hall with built-in wardrobes. The upper level features a living room with a fully integrated kitchen and access to the roof terrace, a second bedroom, and a shower bathroom with a toilet.

Laminated floors, tiles, heated bathroom floors, security entry door, French windows, blinds, washer, dryer, dishwasher, microwave oven, TV, satellite reception, cellar. One garage parking space is included. Service charges, water and heating bills: around CZK 4300 per month. Electricity is billed separately.



\* 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.