



## Apartment Two-bedroom (3+1)

Rented

100 m<sup>2</sup>, Praha 5, Košíře, Jinonická





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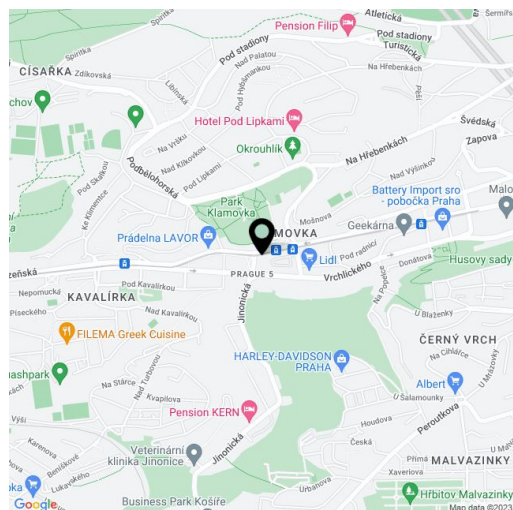
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Total area	120 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Garden	90 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	29255
Available from	Immediately

Benefiting from a 20 m<sup>2</sup> terrace and a 70 m<sup>2</sup> garden, this is a fully furnished ground floor 2-bedroom flat in a modern residence awarded the title Building of the Year in 2014. Located in a green residential area on the edge of a natural park, within quick reach of amenities and the city center, five minutes by bus to Jinonice metro station and several tram stops to Anděl metro and Nový Smíchov shopping and entertainment center.

The interior features two separate bedrooms, a living room with dining area, a fully fitted kitchen, bathroom (bathtub, double sink, bidet, toilet), **walk-in closet**, a guest toilet, and entrance hall with built-in wardrobes. The **terrace and garden** are accessible from the living room and both bedrooms.

**Heat recovery ventilation, wooden floors**, tiles, security entry door, French windows, gas boiler, dishwasher, TV, video entry phone. One **garage parking** space included. Service charges CZK 1300 per month. Gas and electricity is paid separately. Available from January 2020.



\* 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.