



Apartment Two-bedroom (3+kk)

Rented

97 m², Praha 6, Ruzyně, Ruzyňská





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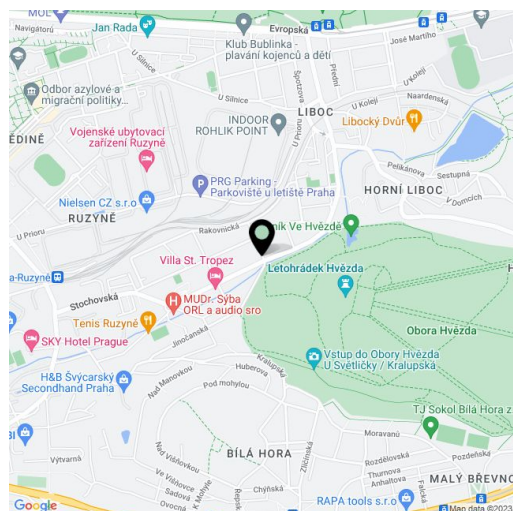
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Total area	111 m ²
Floor area*	97 m ²
Terrace	14 m ²
Parking	Parking space at the entrance to the apartment on a locked property.
Cellar	-
PENB	C
Reference number	31217
Available from	Immediately

This brand new 2-bedroom flat with a garden terrace, on the ground floor of a new semidetached house in a quiet residential neighborhood in the immediate vicinity of the Obora Hvězda game reserve and within walking distance of the popular Divoká Šárka natural reserve. Location with quick access to amenities and the city center, with bus connections to Petřiny metro station, line A. Convenient to the nearby airport and the Prague Ring Road. Local amenities include a nursery and primary school (2 min. by walk), Šestka Shopping Park (5 min. by car), Metropole Zličín shopping mall (7 min. by car) and Petřiny metro (5 min. by car).

The interior consists of a spacious living room with dining area, a fully fitted kitchen and French windows leading to the **terrace**, two corner bedrooms with built-in wardrobes, a shower room with toilet, an additional separate toilet, and a hall and entrance hall with built-in wardrobes.

Laminated floors, tiles, wooden windows, marble window sills, blinds, lighting with dimming and colour control, central gas heating, washer / dryer, induction cooktop, dishwasher, alarm system, garden shed for bike storage etc., automatic gate. Parking space at the entrance to the apartment on a locked property. Deposit for utilities is billed separately in the amount of CZK 3800 per month. Available from 1st of July 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.