



## Apartment Three-bedroom (4+kk)

Rented

154 m<sup>2</sup>, Prague 5, Stodůlky, Klausova





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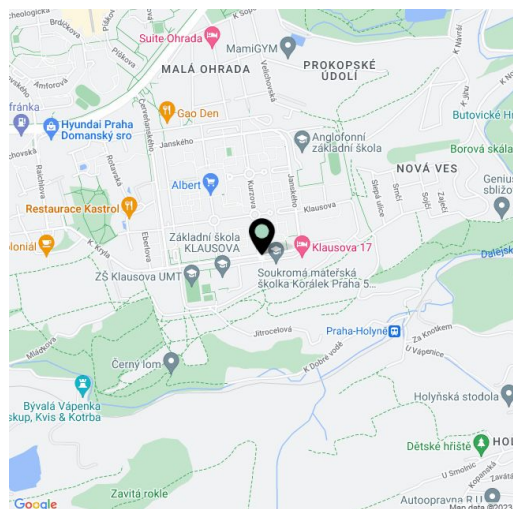
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Total area	185 m <sup>2</sup>
Floor area*	154 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	32760
Available from	Immediately

Boasting a 31 m<sup>2</sup> terrace and far reaching green views, this 3-bedroom 2-bathroom apartment is on the second floor in a modern gated project from 1998 with 24/7 security, camera system and a private garden with a children's playground. Located in the immediate vicinity of the Prokopské Valley, and convenient to the German and Japanese schools. Full range of amenities is available in the area, and it only takes a few bus stops or a ten min. walk to Lužiny metro station, line B.

The interior includes a large living room with a fully fitted open kitchen and a dining area, a master bedroom with a **walk-in closet** and a shower room with a toilet, two further bedrooms, a bathroom with a bathtub, a separate toilet, a hall, a utility room, and an entrance hall with a built-in wardrobe. The **terrace** is accessible from the master bedroom and the living room.

**Air-conditioning** in the living room and master bedroom, **solid wood parquet floors**, carpets, tiles, **Poggenpohl** kitchen, gas boiler, dishwasher, microwave oven, TV, spacious **cellar**. **Two garage parking spaces** are included. Service charges and water bills: CZK 3600/month. Gas and electricity will be transferred to the tenant.



\* 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.