



## Apartment Two-bedroom (3+kk)

Rented

115 m<sup>2</sup>, Praha 10, Strašnice, Benická





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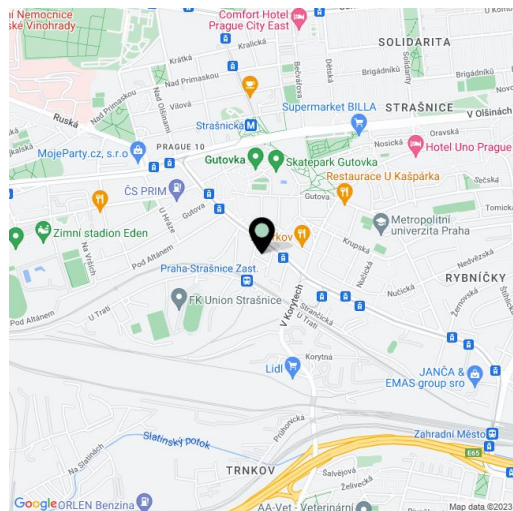
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Total area	121 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	33479
Available from	Immediately

Boasting a balcony and nice views of the adjacent park, this is a 2-bedroom split-level attic apartment on the 3rd floor of a well kept residential building from 2005, without a lift. Set in a quiet street in a Prague 10 residential neighborhood abundant with greenery, a few min. walk from the popular Gutovka sports center. Location with full amenities within easy reach, with great access to the city center, moments from a bus and tram stop, within walking distance of the Strašnická metro station and Praha-Strašnice railway station, and a short drive to the southern section of the Prague Ring Road.

The lower level features a living room with a fully fitted open plan kitchen and a **balcony**, one bedroom, a bathroom including a bathtub and a walk-in shower, a separate toilet, a **walk-in closet**, a pantry, a utility room, and an entrance hall. The upper floor offers a bedroom and a toilet.

**Solid wood parquet floors**, tiles, built-in storage, security entry door, blinds, automatic awning, gas boiler, dishwasher, microwave oven, **cellar**. Service charges and water: approx. CZK 530/month for one person. Gas and electricity are 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.