



## Apartment Two-bedroom (3+kk)

Rented

78 m<sup>2</sup>, Prague 5, Jinonice, Chmelařská





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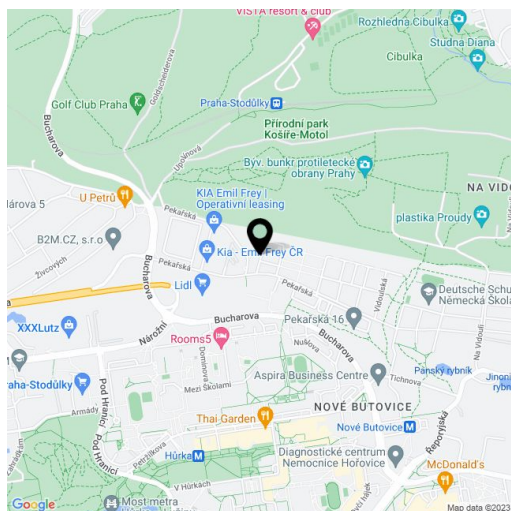
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Total area	89 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	33581
Available from	Immediately

Sunny furnished 2-bedroom apartment with an 11 m<sup>2</sup> balcony, on the second floor in the contemporary Botanica residential project in Jinonice, Prague 5, just moments from the German School. Located in a green neighborhood bordering the Vidoule natural park, close to the Prokopské and Dalejské Valleys with plenty of recreational and sports opportunities. Quiet location with full amenities close by, within walking distance of bus stops and Nové Butovice metro station.

The interior includes a bright living room with a fully fitted open plan kitchen and dining area, two bedrooms, a bathroom with a bathtub and a double sink, a separate toilet, a large fitted **walk-in closet**, a storage room, and a spacious entrance hall. The **terrace** is accessible from the living room and one bedroom.

**Wooden floors**, tiles, security entry door, automatic blinds, dishwasher, microwave oven, TV, UPC cable connection, lift, camera system. One **underground garage parking** space is included. Service charges, utilities and UPC fee: CZK 6500/month.



\* 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.