



## Apartment One-bedroom (2+kk)

Rented

56 m<sup>2</sup>, Prague 5, Jinonice, Kloudova





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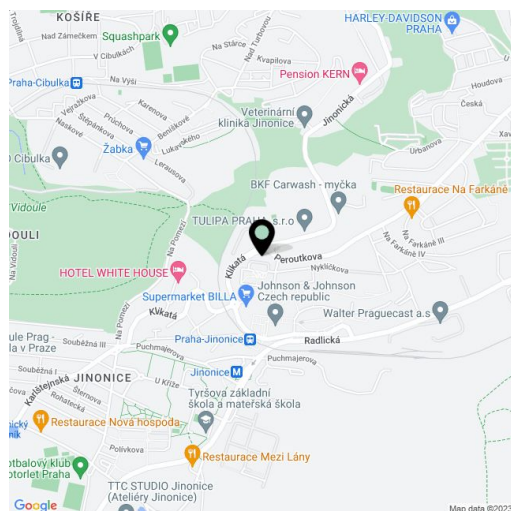
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Total area	73 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for building charges CZK 3,900/month. Electricity is transferred to the tenant.
PENB	A
Reference number	34549
Available from	Immediately

This contemporary, furnished 1-bedroom apartment with a 17 sq. m. terrace is situated on the second floor of the Waltrovka project, a new multi-purpose residential project with underground parking and a variety of shops, services, and restaurants. The project won the 2018 Real Estate Project of the Year award. It is located in a quiet green neighborhood with quick access to the city center, just a few min. walk from the Jinonice metro station. Conveniently located for the French and German international schools and the Anděl business district, within easy reach of green parks and multiple sports facilities including a golf course.

The interior features a living room with a dining area and a fully fitted open plan kitchen, a bedroom with a study corner and built-in wardrobes, a shower room, a separate toilet, and an entrance hall with built-in storage. Facing the green landscaped courtyard garden, the terrace is accessible from both the living room and the bedroom.

Quality equipment and furniture, hardwood floors, large-format tiles, security entry door, French windows, automatic exterior blinds, central heating, TV, washer/dryer, dishwasher, induction cooktop, microwave oven, kitchenware, bed linen, video entry phone, cellar, bike wash room in the garage. An on-site garage parking space is included. Available from April 2023.



\* 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.



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01	CHODBA	6,9 M <sup>2</sup>
02	OBÝVAČÍ POKOJ + KK	23,0 M <sup>2</sup>
03	POKOJ	15,2 M <sup>2</sup>
04	KOUPELNA	5,1 M <sup>2</sup>
05	WC	2,3 M <sup>2</sup>
<b>UŽITNÁ PLOCHA BYTU</b>		<b>52,5 M<sup>2</sup></b>
PODLAHOVÁ PLOCHA BYTU		56,2 M <sup>2</sup>
06	BALKON	16,9 M <sup>2</sup>

**DŮM E8 | 3. NP**

**2+KK | 52,5 M<sup>2</sup>**

