



## Apartment Three-bedroom (4+kk)

Rented

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





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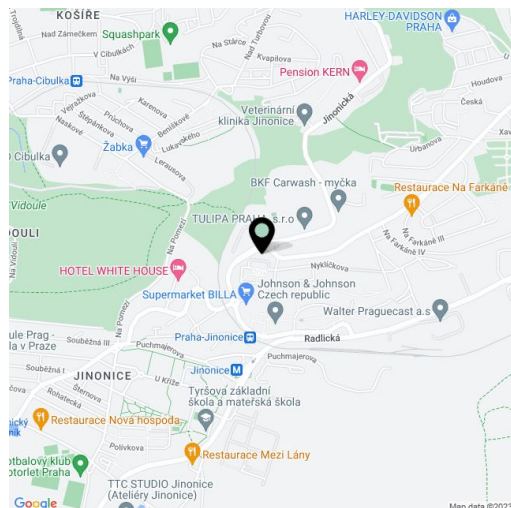
**Rented**106 m<sup>2</sup>, Prague 5, Jinonice, Kloudova

Total area	106 m <sup>2</sup>
Garden	75 m <sup>2</sup>
Parking	Underground garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	34580
Available from	Immediately

This 3-bedroom 2-bathroom apartment in the Waltrovka project benefits from a private terrace and garden. Partially furnished, it is situated on the ground floor in a recently built 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 apartment features a spacious living room with a dining area and a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom with a heated floor (walk-in shower, toilet), two further bedrooms, a family bathroom (**massage bath**), a separate toilet, a utility/storage room, and an entrance hall. The **terrace/garden** is accessible from all main rooms.

**Hardwood floors**, tiles, security entry door, French windows, central heating and automatic exterior blinds. Common bicycle/pram storage available for the tenants. A **garage parking** space is included. Deposit for service charges, water, and heating: CZK 8,000/month. Electricity is billed separately. Available from November 2022.



\* 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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### 4+KK | 106.2 M<sup>2</sup>

01	ZÁDVEŘÍ	3,8 M <sup>2</sup>
01	CHODBA	11,2 M <sup>2</sup>
03	OBÝVACÍ POKOJ + KK	32,8 M <sup>2</sup>
04	POKOJ	15,6 M <sup>2</sup>
05	POKOJ	16,9 M <sup>2</sup>
06	POKOJ	10,5 M <sup>2</sup>
07	KOUPELNA + WC	6,0 M <sup>2</sup>
08	KOUPELNA + WC	3,8 M <sup>2</sup>
09	WC	2,7 M <sup>2</sup>
10	KOMORA	2,9 M <sup>2</sup>
<b>UŽITNÁ PLOCHA BYTU</b>		<b>106,2 M<sup>2</sup></b>
<b>PODLAHOVÁ PLOCHA BYTU</b>		<b>114,4 M<sup>2</sup></b>
11	PŘEDZAHŘÁDKA	74,6 M <sup>2</sup>

