



## Apartment Two-bedroom (3+1)

Rented

98 m<sup>2</sup>, Praha 5, Radotín, Nýřanská





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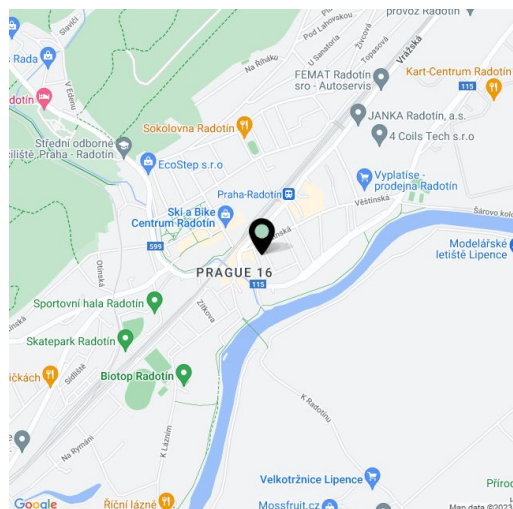
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Total area	103 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	35106
Available from	Immediately

Benefiting from an enclosed balcony and beautiful green views, this 2-bedroom split-level attic apartment is on the fourth top floor of a residential building with a lift and underground parking. Situated in a quiet street in Radotín, a minute walk from bus stops (15 min. to Smichovské nádraží) and a five minute walk from the railway station (10 min. to Smichovské nádraží metro station, 18 min. to Hlavní nádraží Praha). Located within easy reach of the Slavičí Valley natural park, in an area with full amenities and lots of opportunities for sports and relaxation (bike paths, sports hall, natural swimming pool, skatepark, golf, minigolf).

The lower level of the apartment includes a living room with a **fireplace** and an **enclosed balcony** with views of Radotín and the surrounding greenery, a fully fitted eat-in kitchen separated by sliding doors, one bedroom, a storage room, a separate toilet, and an entrance hall with built-in wardrobes. The upper floor features a spacious **gallery** with built-in storage (12 m<sup>2</sup>), one bedroom, and a bathroom with a bathtub and a toilet.

Laminated floors, tiles, wooden staircase, central heating, blinds, insect nets, dishwasher, garden furniture, TV, **cellar**, bike storage room and camera system in the building. A **garage parking** space is included. Deposit for service charges, water and heating: CZK 3900/month. Electricity and gas 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.