



## Apartment One-bedroom (2+kk)

Rented

64 m<sup>2</sup>, Prague 9, Klánovice, Lovčická





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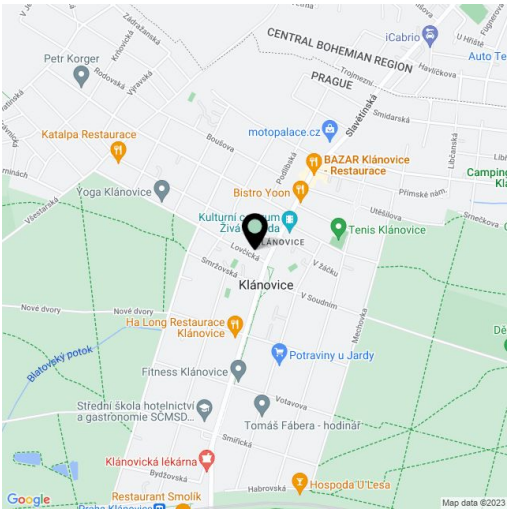
64 m², Prague 9, Klánovice, Lovčická

Total area	64 m²
Garden	230 m²
Parking	Parking in front of the building.
Cellar	-
PENB	G
Reference number	35173
Available from	Immediately

This is a brand new 1-bedroom apartment with a south facing garden, on the ground floor of a new residential building with parking. Situated in the popular village of Klánovice, 20 km from the center of Prague (approx. 30 minutes by car), on a very quiet one-way side street leading directly to the forest (100 m). The location boasts the largest contiguous forested area in Prague consisting of the Klánovice natural reserve and the Cyrilov Forest, with marked hiking trails and 20 km of bike paths. Situated about a ten minute walk (or a short bus ride) from the railway station with very frequent train connections to the Masaryk Station in Prague (22 min.), and within easy reach of Klánovice amenities and services.

The apartment offers a living room with a fully fitted open plan kitchen, a pantry and access to the **terrace** and **garden**, one bedroom, a shower room, a separate toilet, and an entrance hall.

Green views, laminated floors, tiles, security entry door, triple glazed windows, external window blinds, central heating, washing machine, dishwasher, microwave oven, shared bike storage and cellar. A **parking space** in front of the building is included. Monthly deposit for service charges, water, heating and garden maintenance: CZK 2,000. Electricity is 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.