



## Apartment Two-bedroom (3+kk)

Rented

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





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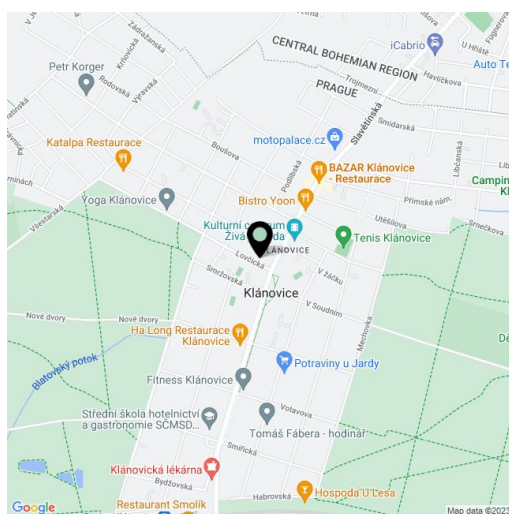
94 m<sup>2</sup>, Prague 9, Klánovice, Lovčická

Total area	94 m <sup>2</sup>
Parking	Parking in front of the building.
Cellar	-
PENB	G
Reference number	35175
Available from	Immediately

This 2-bedroom apartment is on the first floor of a residential building with parking 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 a forest (100 m). The location boasts the largest contiguous forested area in Prague consisting of the Klánovice nature 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 a railway station with very frequent train connections to the Masaryk Railway Station in Prague (22 min.), and within easy reach of Klánovice's amenities and services.

The apartment features a living room with a fully fitted open plan kitchen and dining area, two bedrooms facing the garden, a bathroom (bathtub with a shower screen, bidet shower, toilet), and an entrance hall with attic storage.

Green views, vinyl floors, tiles, security entry door, triple-glazed windows, exterior window blinds, central heating, washing machine, dishwasher, induction cooktop, microwave oven, shared bike storage. A **parking space** in front of the building is included. Monthly deposit for service charges, water, heating: CZK 4,500. 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.