



## Apartment One-bedroom (2+kk)

Rented

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





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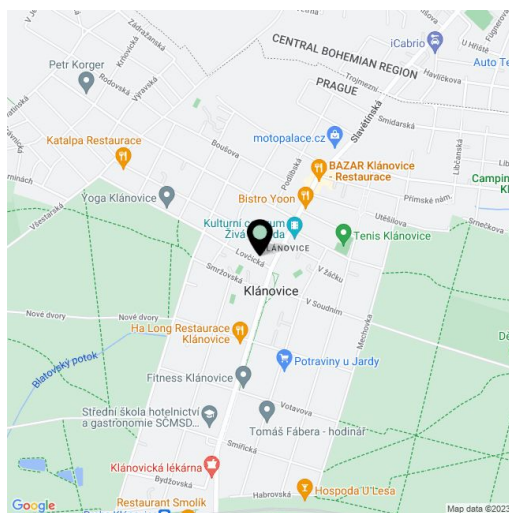
**Rented**59 m<sup>2</sup>, Prague 9, Klánovice, Lovčická

Total area	59 m <sup>2</sup>
Garden	180 m <sup>2</sup>
Parking	Parking in front of the building.
Cellar	-
PENB	G
Reference number	35176
Available from	Immediately

This unfurnished 1-bedroom apartment with a south-facing garden and a separate entrance is on the ground floor of a recently built residential building with parking. Set 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 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 includes a living room with a fully fitted open plan kitchen and dining area, one bedroom with garden access, a bathroom with a bathtub, a toilet, a hall, and an entrance hall.

Green views, laminate floors, tiles, security entry door, triple-glazed windows, exterior 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 3,000. Electricity is billed separately. Available from July 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.