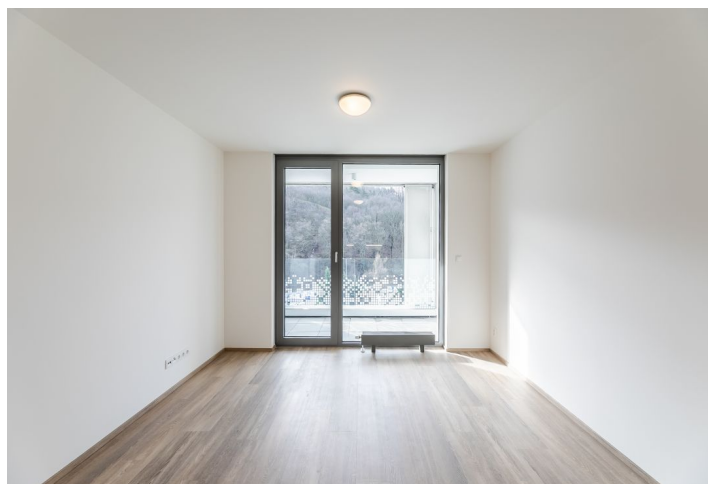
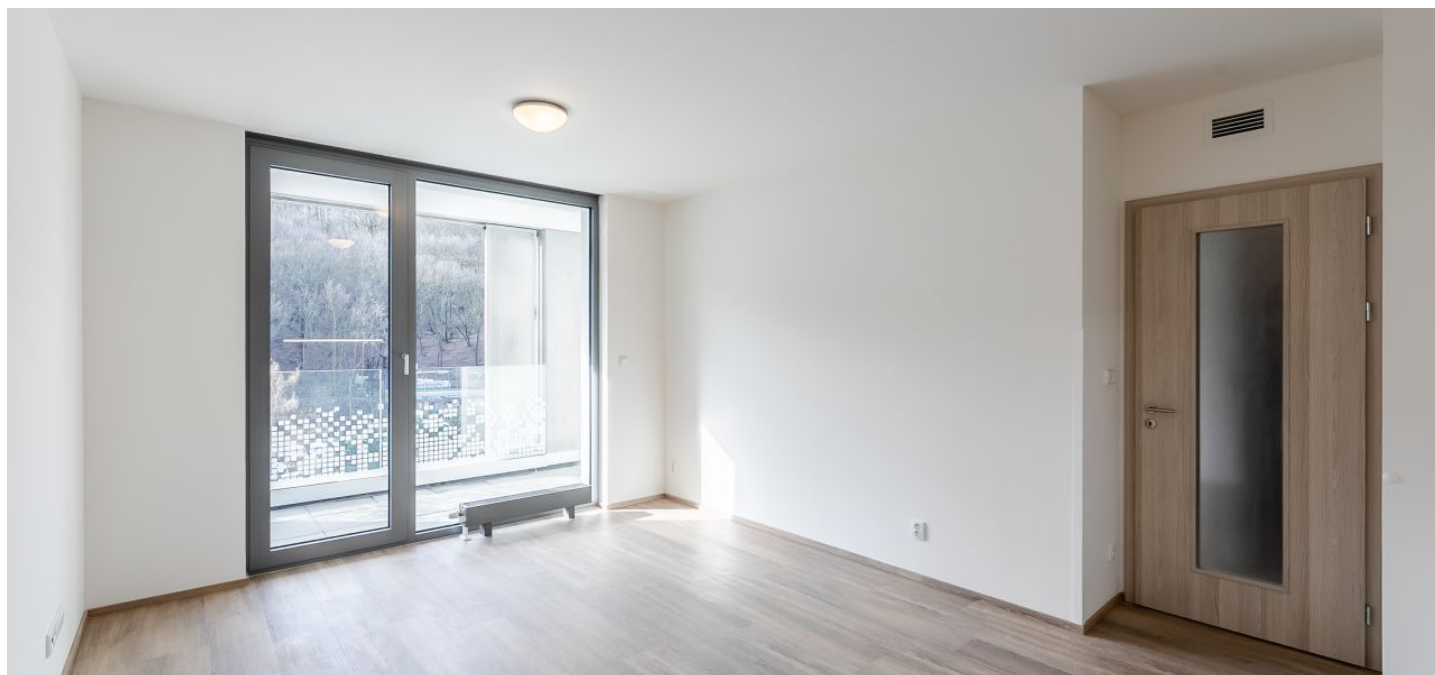




## Apartment One-bedroom (2+kk)

Rented

45 m<sup>2</sup>, Prague 5, Košíře, Hlaváčkova





# Apartment One-bedroom (2+kk)

Rented

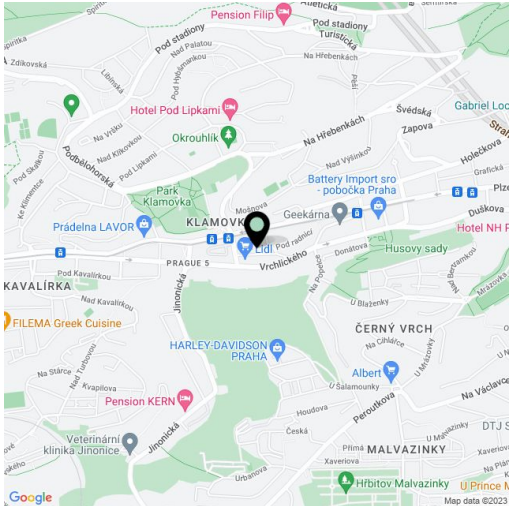
45 m², Prague 5, Košíře, Hlaváčkova

|                  |                 |
|------------------|-----------------|
| Total area       | 57 m²           |
| Floor area*      | 45 m²           |
| Loggia           | 12 m²           |
| Parking          | Garage parking. |
| Garage           | Yes             |
| Cellar           | Yes             |
| PENB             | G               |
| Reference number | 35265           |
| Available from   | Immediately     |

Benefiting from a 12 m² enclosed balcony offering nice green views, this brand new 1-bedroom apartment is on the fifth floor in the newly built Prachnerova Residence with camera system, underground parking, and the Lidl supermarket on the ground floor. The building is situated in Košíře, Prague 5, just a minute walk from a tram stop, near a local forest park, the Klamovka Park and Husovy sady Park, with rich amenities in close vicinity. Located five minutes by car from the Nový Smíchov commercial and entertainment center and Anděl metro station.

The interior features a living room with a fully fitted open plan kitchen, one bedroom, a bathroom including a bathtub, a toilet and a bidet shower, a utility room, and an entrance hall. The private **enclosed balcony** is accessible from both the living room and the bedroom.

**Heat recovery ventilation**, floor-to-ceiling windows, vinyl floors, large format tiles, security entry door, central heating, induction cooktop, dishwasher, cellar, chip entry. A **garage parking** space is included. Monthly deposit for service charges, water and heating: CZK 2500. 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.