



Apartment One-bedroom (2+kk)

Rented

45 m², Praha 5, Košíře, Hlaváčkova





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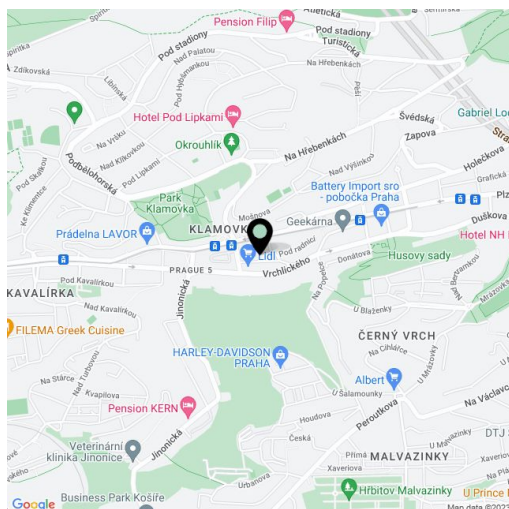
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Total area	57 m ²
Floor area*	45 m ²
Loggia	12 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	36775
Available from	Immediately

Benefiting from a south-facing enclosed balcony offering green views, this brand new fully furnished and fully air-conditioned 1-bedroom apartment is on the 4th 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 apartment features a living room with a fully fitted open plan kitchen, a bedroom with a study area and built-in wardrobes, a bathroom including a bathtub and a toilet, and an entrance hall with built-in storage. The **enclosed balcony** is accessible from both main rooms.

Air-conditioning, floor-to-ceiling windows, **vinyl floors**, large format tiles, security entry door, central heating, washer, dryer, induction cooktop, dishwasher, microwave oven, sofa bed, garden furniture, TV, storage on the balcony, **cellar**, chip entry to the building. A **garage parking** space is included. Monthly deposit for service charges water and heating CZK 2600/mo. Electricity is billed extra.



* 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.