



## Apartment Two-bedroom (3+kk)

Rented

75 m<sup>2</sup>, Praha 9, Klánovice, Lovčická





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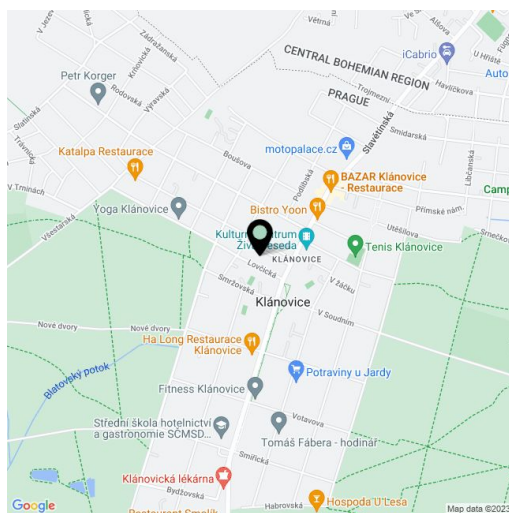
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Total area	75 m <sup>2</sup>
Garden	270 m <sup>2</sup>
Parking	Two outdoor parking spaces.
Cellar	-
PENB	G
Reference number	37197
Available from	Immediately

This is a 2-bedroom unfurnished apartment with a south facing garden 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 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 includes a living room with a fully fitted open plan kitchen, a dining area and access to the **garden**, two bedrooms, a bathroom with a bathtub and a toilet, and an entrance hall.

Green views, laminated floors, tiles, security entry door, triple glazed windows, external window blinds, central heating, washing machine, dishwasher, induction cooktop, microwave oven, shared bike storage and cellar. **Two parking spaces** in front of the building are included. Monthly deposit for service charges, water, heating and garden maintenance: CZK 3,000. Electricity is billed separately (transfer to the tenant). **Unfurnished**. Available from December 15th 2020.



\* 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.