



## Apartment One-bedroom (2+kk)

Rented

52 m<sup>2</sup>, Praha 9, Klánovice, Slavětinská





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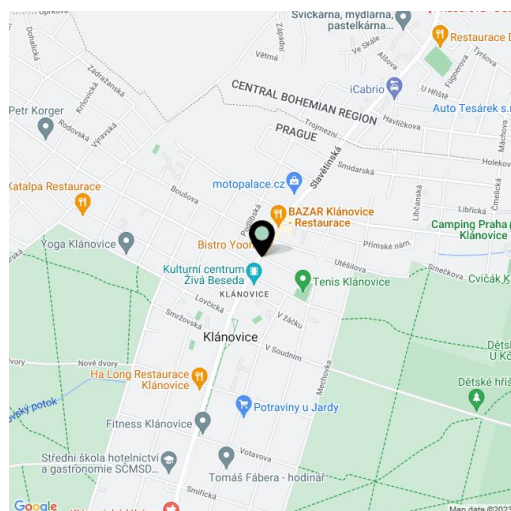
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Total area	59 m <sup>2</sup>
Floor area*	52 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Parking	One garage parking space included.
Garage	Yes
Cellar	-
PENB	G
Reference number	37220
Available from	Immediately

This furnished 1-bedroom apartment with a terrace, green views, and parking is on the second topmost floor of the recently built energy-efficient Klánovické Atrium Residence in a quiet residential neighborhood in the popular village of Klánovice, 20 km from the center of Prague (approx. 30 minutes by car). 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 two short bus stops from a railway station with very frequent train connections to the Masaryk Station in Prague (22 min.), and within easy reach of Klánovice's amenities and services.

The apartment features a living room with a dining area, a fully fitted open plan kitchen and access to the **terrace**, one bedroom, a shower room with a toilet, and an entrance hall.

**Heat recovery ventilation**, laminate floors, tiles, security entry door, oversized windows, central heating, washer, dishwasher, induction cooktop, smart home system/video entry phone, chip entry, **cellar**. No elevator. A **garage parking** space is included. Monthly deposit for service charges, heating, and water: CZK 3,600. Electricity will be transferred to the tenant.



\* 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.