



Apartment Two-bedroom (3+kk)

Rented

100 m², Praha 5, Hlubočepy, Výhledová





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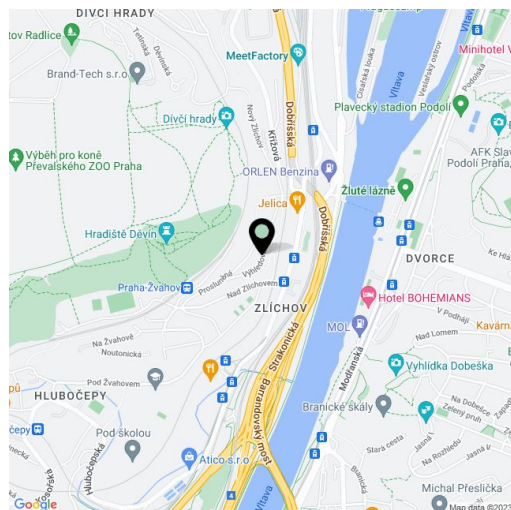
Rented100 m², Praha 5, Hlubočepy, Výhledová

| | |
|------------------|--------------------|
| Total area | 148 m ² |
| Floor area* | 100 m ² |
| Terrace | 48 m ² |
| Loggia | 21 m ² |
| Parking | Garage parking. |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 38366 |
| Available from | Immediately |

Boasting a large terrace and lovely views of the Vltava River and the green residential neighborhood, this is a new high quality fully air-conditioned 2-bedroom 2-bathroom apartment with a spacious winter garden. Situated on the first floor of a high standard low energy building just steps from the forest followed up by the Prokopské Valley and Dívčí hrady forest parks. Located near the Smíchovské nádraží metro station, a ten minute drive from the French School, Nový Smíchov / Anděl commercial and entertainment center and complete amenities.

The interior features a comfortable living room with a fully fitted open plan kitchen and a dining area, two bedrooms, two bathrooms (**whirlpool bathtub with colour therapy**, toilet, bidet shower / walk-in shower, toilet, bidet shower), a utility room, and a hall. The **terrace** is accessible from all main rooms, the **winter garden** can be accessed from the living room and one bedroom. The entrance to the apartment is via a wooden staircase from the entrance hall on the ground floor.

High quality equipment and finishes, **smart home control system**, **air-conditioning**, **heat recovery ventilation**, **hardwood floors**, large format tiles, floor-to-ceiling windows, automatic exterior blinds, security entry door, built-in wardrobes, electric heating, dishwasher, induction cooktop, coffee maker, alarm, video entry phone, **cellar**, camera system. No lift. An on-site **garage parking** space is included. Monthly deposit for service charges and water: CZK 3,000. Electricity is billed separately. Available from March 1st, 2021.



* 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.