



## Apartment Four-bedroom (5+kk)

Rented

193 m<sup>2</sup>, Prague 8, Kobylisy, Chotovická





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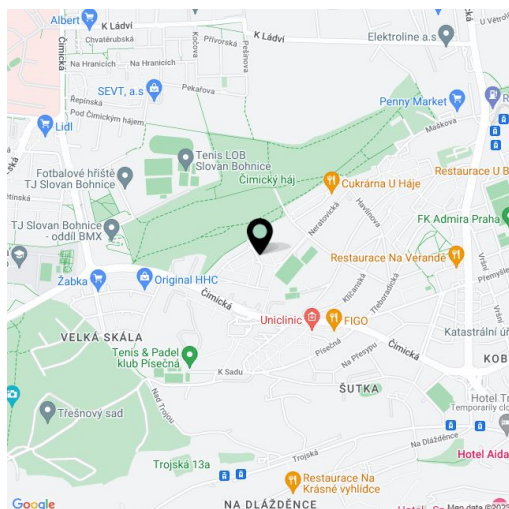
193 m<sup>2</sup>, Prague 8, Kobylisy, Chotovická

Total area	263 m <sup>2</sup>
Floor area*	193 m <sup>2</sup>
Terrace	70 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	39920
Available from	Immediately

A spacious furnished 4-bedroom flat with 3 big terraces with lovely view to the greenery, situated on the 1st floor of a residential building from 1997 in a quiet, safe neighbourhood, only a few minutes walk from a bus stop Čimický háj (4 minutes ride to the Kobylisy metro station) with easy access to the city center. Location with great amenities and services incl. the nearby Šutka water park, Stírka and Ládví outdoor swimming pools, Čimický and Ďáblický háj forests and the Botanical Garden in walking distance from the building.

The apartment features a spacious living room with a fully fitted kitchen, dining area, **4 separate bedrooms**, 2 bathrooms (one with shower, toilet and one with tub, toilet and bidet), **walk-in closet**, a pantry/laundry room and an entrance hall. **3 good-sized terraces** with access from the living room and two of the bedrooms.

Quiet, green neighbourhood, **wooden floors** and tiles, **infrared sauna** in the hallway, built-in wardrobes in the bedrooms, **outdoor window blinds**, central heating, dishwasher, american-style fridge, washing machine, dryer. A common storage room for strollers is available in the building. **Two parking places** are included in the rent. Monthly deposit for common building charges, water and heating: approx. CZK 10,000. Electricity is billed separately.



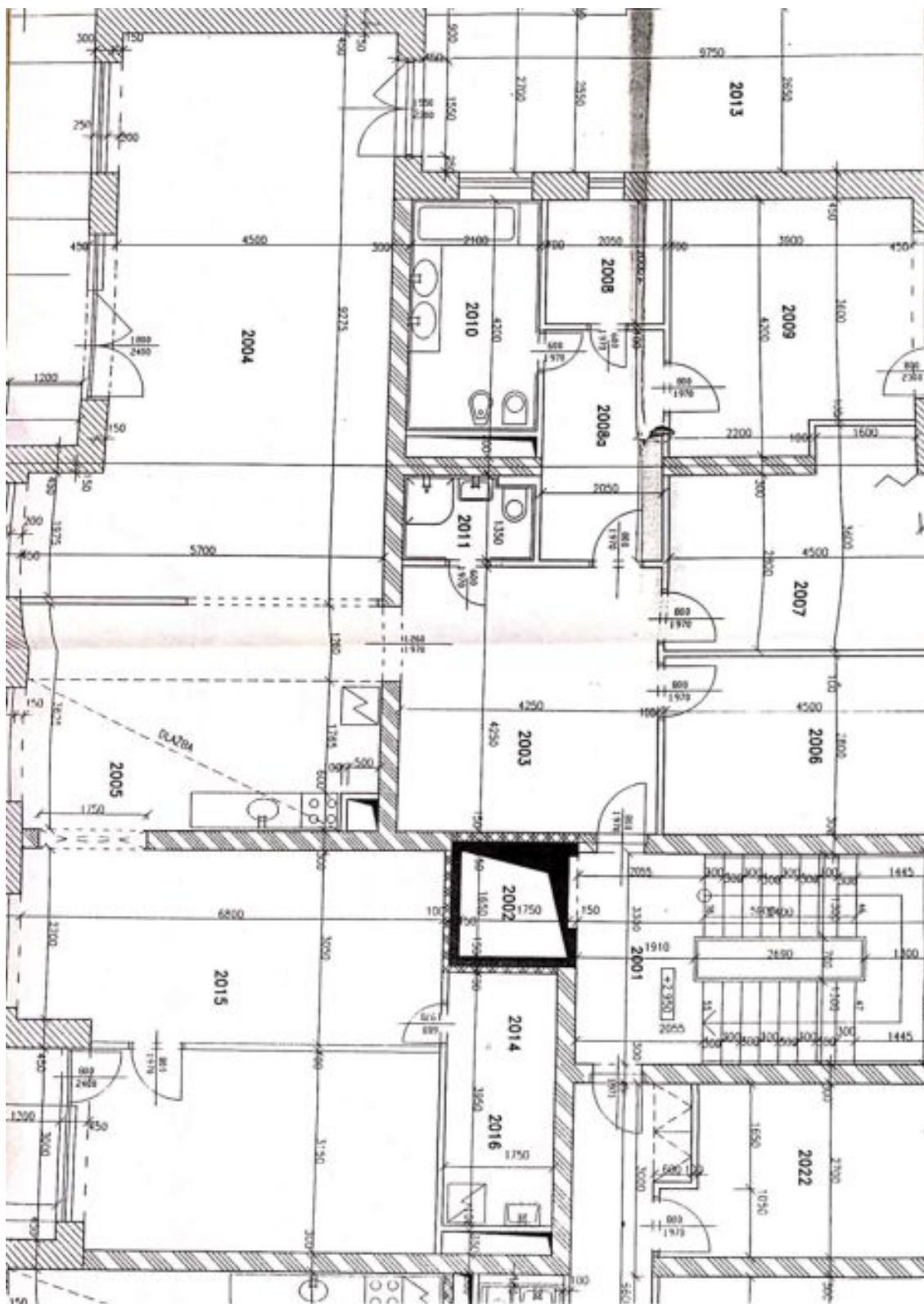
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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