



## Apartment Two-bedroom (3+kk)

Rented

78.6 m<sup>2</sup>, Prague 5, Košíře, Na Pomezí





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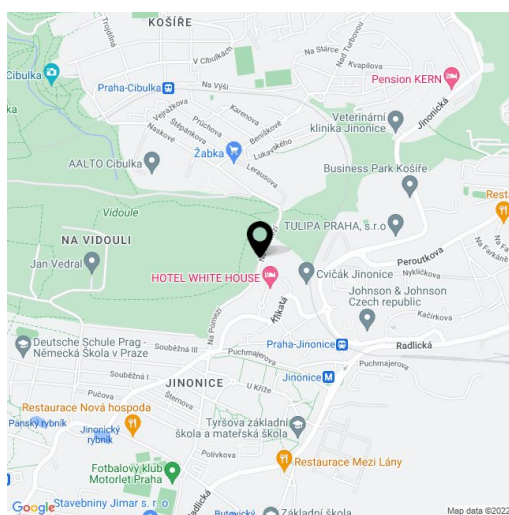
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Total area	79 m <sup>2</sup>
Garden	56 m <sup>2</sup>
Parking	Parking on the plot.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	40189

This high quality 2-bedroom apartment with a 56 sq. m. garden is situated on the ground floor of a new residential building with parking in a quiet green Prague 5 neighborhood on the edge of the Cibulka forest park, close to the Vidoule natural preserve. Conveniently located for amenities and services, the Jinonice metro station, the Nový Smíchov/Anděl commercial center, and the German School.

The interior features a living room with a dining area and a fully fitted open plan kitchen with garden access, two separate bedrooms (one with built-in wardrobe), a bathroom (shower, toilet), an additional separate toilet, and an entrance hall with built-in wardrobe.

Smart home system, heat recovery system/cooling, hardwood floors, tiles, security entry door, exterior blinds, central heating, heated floors in the bathroom, dishwasher, microwave oven, induction cooktop, washer, dryer, master switch, **cellar**, elevator. One **outdoor parking** space is included in the rent. Monthly deposit for service charges, water, and heating: CZK 6,500. Electricity is billed separately.

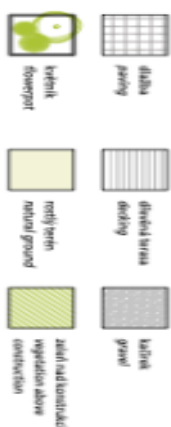
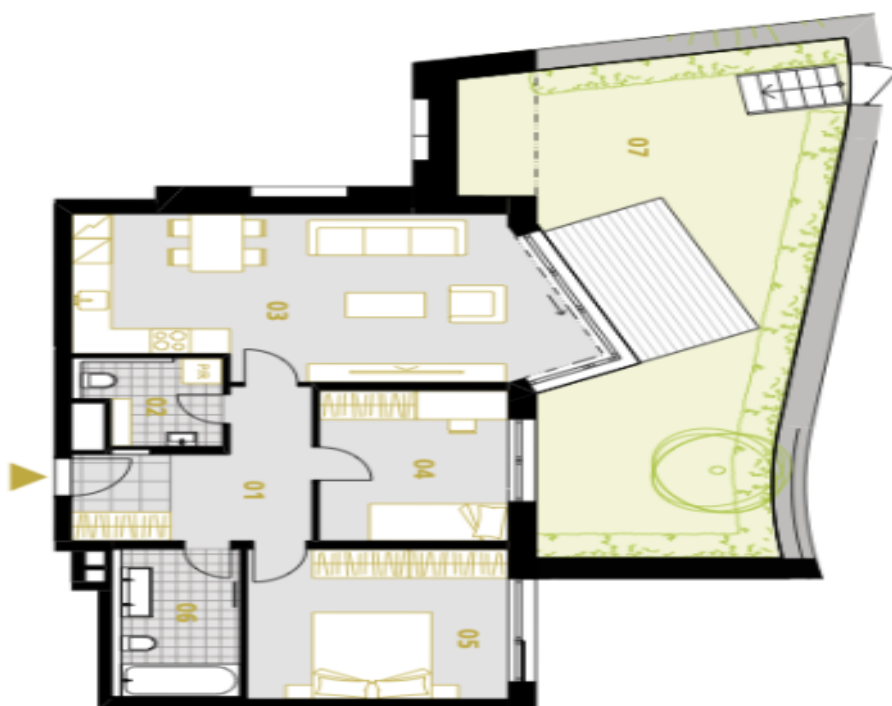




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01	předstěh   hall	9,7 m <sup>2</sup>
02	WC / komora   toilet / storage	4,0 m <sup>2</sup>
03	obývací pokoj + kk   living room + kk	28,7 m <sup>2</sup>
04	pokoj   room	10,5 m <sup>2</sup>
05	ložnice   bedroom	14,7 m <sup>2</sup>
06	koupelna   bathroom	5,5 m <sup>2</sup>
<b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b>		<b>74,0 m<sup>2</sup></b>
<b>PODLAHOVÁ PLOCHA   GROSS INTERNAL AREA</b>		<b>78,6 m<sup>2</sup></b>
07	předzahrádka   garden	55,6 m <sup>2</sup>

Ke každé bytové jednotce náleží sklep a garážové, nebo parkovací stání. | To each apartment unit belongs a cellar, a garage space or a parking slot.