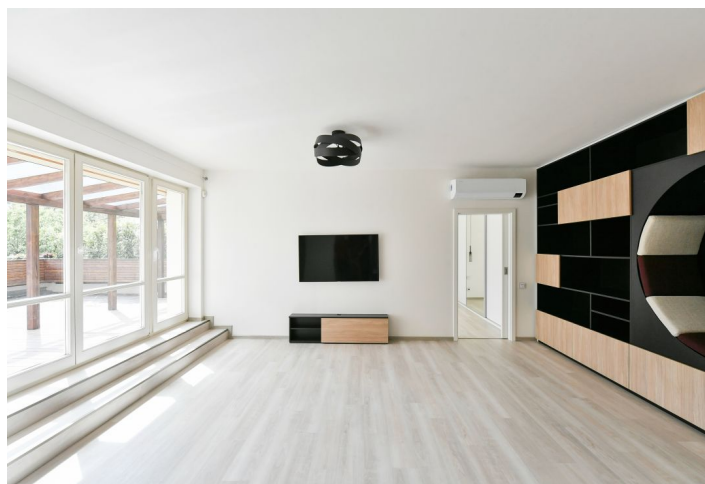




## Apartment Three-bedroom (4+kk)

Rented

107.6 m<sup>2</sup>, Praha 5, Stodůlky, Klausova





## Apartment Three-bedroom (4+kk)

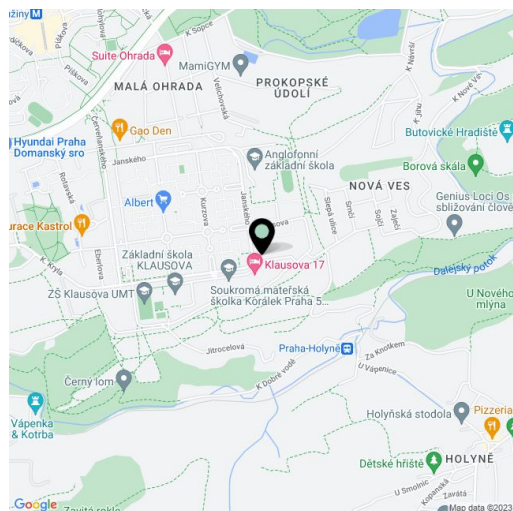
**Rented**107.6 m<sup>2</sup>, Praha 5, Stodůlky, Klausova

Total area	178 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Terrace	70 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	42691
Available from	Immediately

Boasting a 70 sq. m. terrace, this fully refurbished air-conditioned 3-bedroom 2-bathroom apartment is on the second floor of a modern gated project from 1998 with 24/7 security, a camera system, and a private garden. Located in the immediate vicinity of the Prokopské Valley, and convenient to the German and Japanese schools. Full range of amenities available in the area, and it's only a 6-minute bus ride to the Nové Butovice metro station (line B).

The interior features a living room with a fully fitted open plan kitchen, two bedrooms (one with a large built-in wardrobe), and a guest bedroom/study with a wall bed. There is a bathroom with a walk-in shower and toilet, a bathroom with a bathtub, bidet, and toilet, and an entrance hall. The **terrace** (accessible from the living room and two bedrooms) has a pergola, an awning, automatic irrigation, and a hot water shower.

**Wind-free air-conditioning** with a **heat pump** heating option, vinyl floors, tiles, underfloor heating via a condensing gas boiler, security entry door, ample storage space, automatic exterior blinds, induction cooktop, steam oven, microwave oven, wine fridge, American type fridge. A secure underground **garage stall** with storage space and a charger for electric cars is included. A **second garage stall** is available at CZK 3,000/month. Monthly deposit for service charges and water: CZK 4,500. Gas and electricity are 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.