



## Apartment Three-bedroom (4+1)

Rented

170 m<sup>2</sup>, Prague 4, Podolí, Na Klauďance





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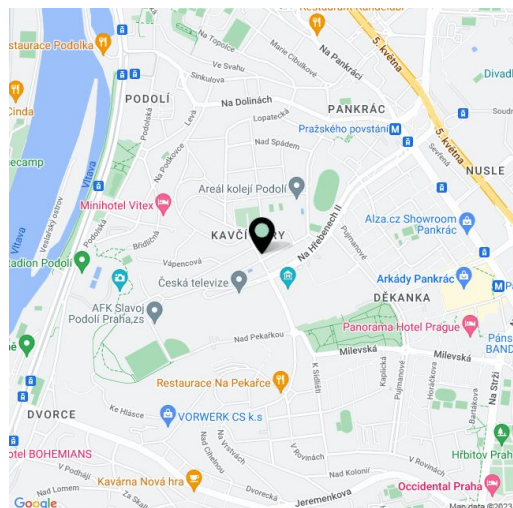
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Total area	180 m <sup>2</sup>
Floor area*	170 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Parking is available.
Cellar	Yes
PENB	G
Reference number	43111
Available from	Immediately

This semi furnished 3-bedroom 2-bathroom split-level attic apartment with a terrace and beautiful views of the Prague Castle and Petřín Hill is situated on the 4th floor of a residential building with parking and no elevator, in a quiet neighborhood right next to the Czech TV grounds, with two parks in the immediate vicinity, about a five min. walk from the Pražského povstání metro station (line C). Conveniently located for full amenities and services, the Pankrác business center, and the Prague 4 international schools.

The lower floor of the apartment features a living room with a fireplace, a dining area, and access to the terrace, a fully fitted kitchen, a bedroom with a fitted walk-in closet, a bedroom with built-in wardrobes and a walk-in closet, a bathroom (walk-in shower, toilet), and a second bathroom (bathtub, bidet, toilet). There is a laundry room, a utility room, a storage room, and an entrance hall. The upper floor includes an open gallery, a bedroom with a walk-in closet, and a utility room.

**Air-conditioning, hardwood floors**, tiles, gas boiler, Miele washer and dryer, dishwasher, central vacuum cleaner, TV, alarm, cellar. **Parking** is available behind the building. Monthly deposit for service charges and water CZK 3,000. Utilities 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.