

## Apartment Three-bedroom (4+kk)

Rented

133 m<sup>2</sup>, Prague 5, Košíře, Linhartova



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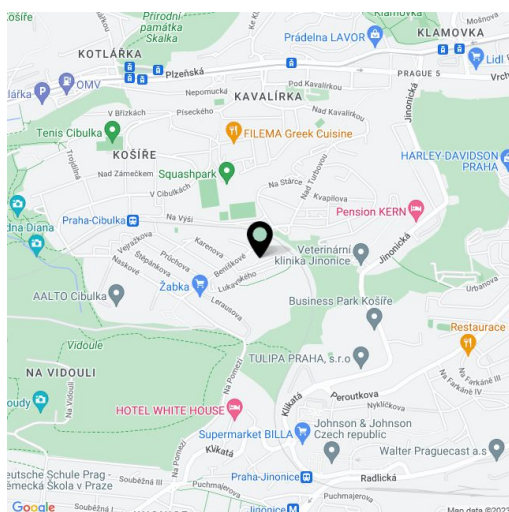
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<b>Total area</b>	167 m <sup>2</sup>
<b>Floor area*</b>	133 m <sup>2</sup>
<b>Terrace</b>	34 m <sup>2</sup>
<b>Parking</b>	Garage for 3 cars at CZK 9,000/month.
<b>Garage</b>	Yes
<b>Cellar</b>	-
<b>Service price</b>	Monthly deposit for service charges, water, heating, and electricity: CZK 7,000.
<b>PENB</b>	G
<b>Reference number</b>	100629
<b>Available from</b>	Immediately

Benefiting from a 34 sq. m. terrace, this semi-furnished air-conditioned 3-bedroom 2-bathroom split-level apartment is on the third topmost floor of a modern residential project with parking, surrounded by greenery. A great location on a quiet street in Prague Košíře, on a hill offering stunning panoramic views of the city. Within easy reach of amenities and services, with quick access to the German School and Jinonická metro station, and with quick connections to the Nový Smíchov shopping and entertainment zone and Anděl metro station.

The lower floor consists of a living room with a fireplace insert, a fully fitted open plan kitchen and access to a southwest-facing terrace, a utility room, a guest toilet, and an entrance hall with built-in wardrobes. The upper floor offers an open gallery with a built-in wardrobe, 3 bedrooms, a shared bathroom (bathtub with a shower screen, toilet), and a separate bathroom (walk-in shower, bidet, toilet).

Air-conditioning, hardwood floors, Villeroy&Boch tiles, security entry door, underfloor heating in the bathrooms, Hansgrohe, Villeroy&Boch and Hüpe bathroom fittings, exterior wooden blinds, awning, washer, dryer, German kitchen with Miele and Siemens appliances, dishwasher, microwave oven, cellar. A garage for 3 cars is available at CZK 9,000/month.



\* 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.