

## Apartment One-bedroom (2+1)

Rented

111 m<sup>2</sup>, Prague 4, Podolí, Nad Cementárnou



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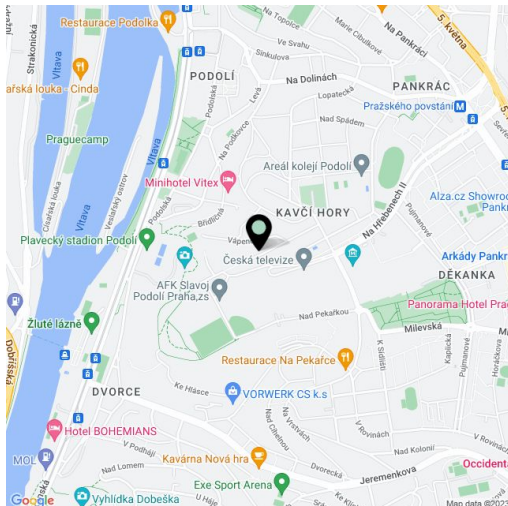
**Rented**111 m<sup>2</sup>, Prague 4, Podolí, Nad Cementárnou

Total area	117 m <sup>2</sup>
Floor area*	111 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Garden	269 m <sup>2</sup>
Parking	One garage parking space + another outside covered place available.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	25533
Available from	Immediately

**High quality 1-bedroom flat with a garden (269m<sup>2</sup>), on the first floor of a top standard modern villa with a lift, parking and beautiful unobstructed panoramic views of Prague including the Vltava River, the Prague Castle, Vyšehrad Castle and Podolí neighborhood. Located in a quiet cul-de-sac right on the edge of Kavčí hory Park in the immediate vicinity of the Czech TV grounds. Sought after area with quick access to the city center, full amenities within easy reach, just a short walk from Pražského povstání metro station, and convenient to Prague 4 international schools. The villa was awarded first prize in the Best of Realty competition.**

The interior features a spacious living room with a fully fitted open kitchen, dining area and access to the terrace and garden, one bedroom separated from the living room by a full glass wall, bathroom (walk-in shower, steam room, double sink, toilet with bidet shower, pissoir), wine storage room, and entrance hall with built-in wardrobes.

High standard materials and finishes, pink marble and wooden floors, tiles, security entry door, large French windows, outer and inner blinds, central heating, built-in furniture, dishwasher, video entry phone, alarm connected to a security agency, basement storage. 2 parking spaces included (one outside and second garage). Deposit for common building charges and utilities CZK 6,900 per 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.