

## Apartment Three-bedroom (4+kk)

Rented

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



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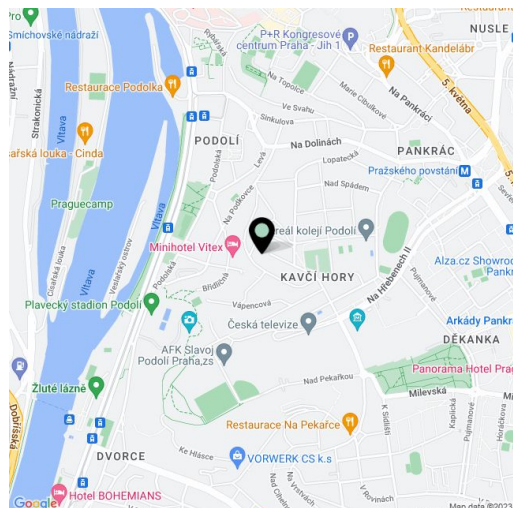
105 m<sup>2</sup>, Prague 4, Podolí, Na Klaudiánce

|                  |  |
|------------------|--|
| Total area       | 114 m <sup>2</sup>                                   |
| Floor area*      | 105 m <sup>2</sup>                                   |
| Terrace          | 9 m <sup>2</sup>                                     |
| Parking          | Garage and one parking space in front of the garage. |
| Garage           | Yes  |
| Cellar           | Yes  |
| PENB             | C  |
| Reference number | 29233  |
| Available from   | Immediately  |

This fully furnished architect designed 3-bedroom split-level flat with a terrace is situated on the first floor of a fully refurbished residential building in a quiet green residential neighborhood in Podolí, Prague 4. Highly sought after address with quick access to the city center and full amenities within easy reach. The nearest metro station is Pražského povstání station. Located a few min. from Podolí swimming pool, sports grounds (tennis, football and basketball courts and parkour playground), and outdoor fitness Kublov.

The lower floor includes a living room with a fully fitted open kitchen, dining area and **terrace** access, storage room, guest toilet with bidet shower, and entrance hall with built-in wardrobes. The upper level features three bedrooms and bathroom with a walk-in shower, bathtub and toilet.

Quality materials and finishes, **wooden floors** and staircase, heated pandomo flooring, security entry door, built-in storage, central gas heating, insect nets, washer, dryer, DeDietrich kitchen appliances, dishwasher, steam oven, two TVs, Apple TV, home cinema, alarm, **cellar**. Regular cleaning service at an additional fee. **Garage and one parking space** in front of the garage (included). Deposit for service charges, utilities and the Internet CZK 5000 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.

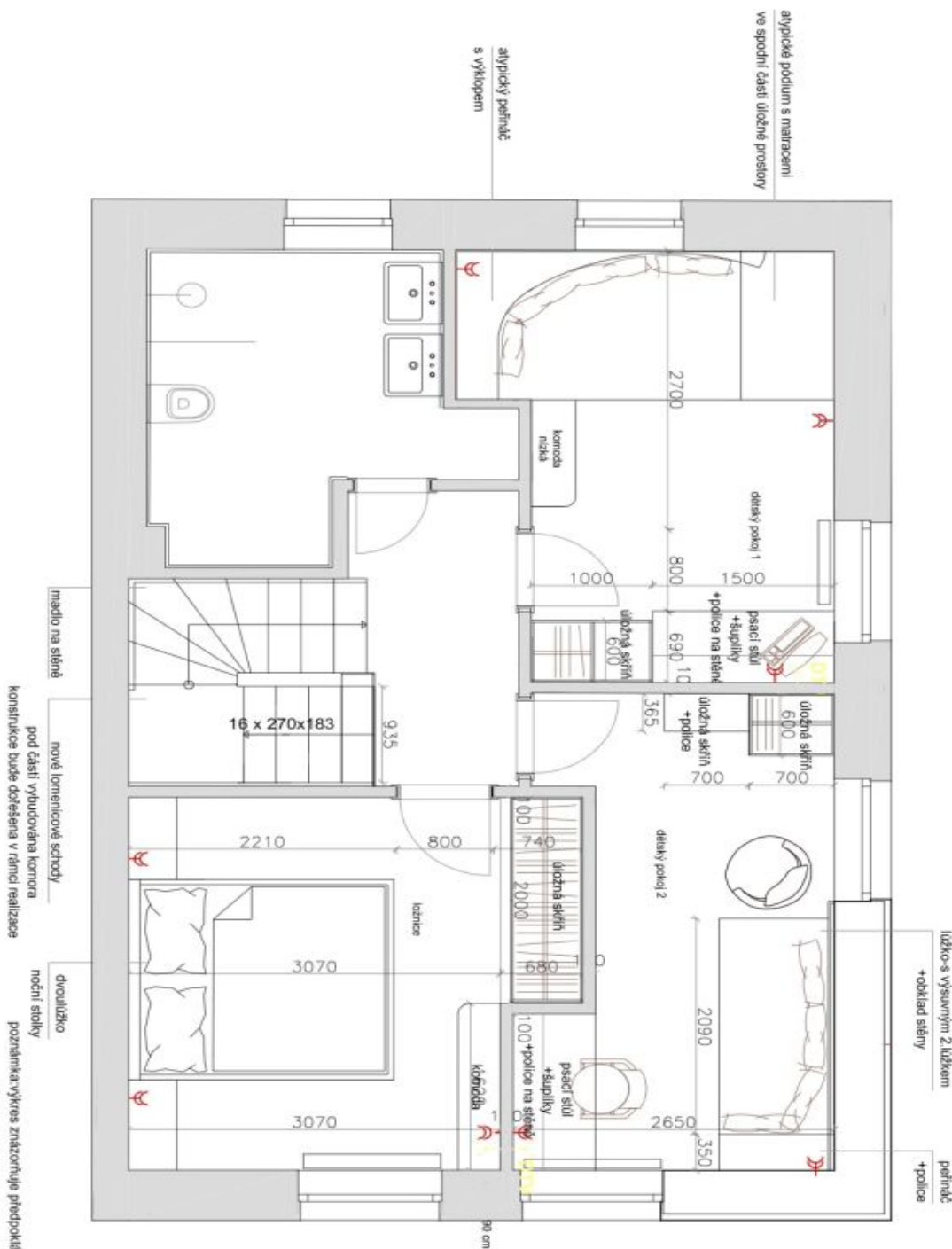


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**pracovní výkres 21.3.**  
**půdorys patra M 1:50**