

## Apartment Three-bedroom (4+kk)

Rented

111 m<sup>2</sup>, Prague 5, Košíře, Musílkova



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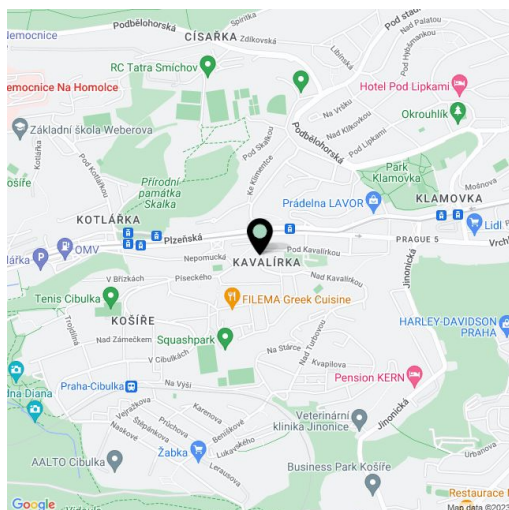
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Total area	167 m <sup>2</sup>
Floor area*	111 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Loggia	36 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	31806
Available from	Immediately

This is a semi furnished 3-bedroom 2-bathroom apartment with a 36 m<sup>2</sup> enclosed balcony, a 20 m<sup>2</sup> terrace and far reaching green views incl. the Košíře neighborhood and the Ladronka Park, on the 7th floor of a secure gated development with a children's playground and underground parking, in a quiet residential area in Prague 5. Located just a few min. walk from a tram and bus stop, with quick access to the Nový Smíchov shopping and entertainment center and Anděl metro station, line B (6 min.), city center (10 min. drive), and in close vicinity of the Klamovka Park.

The interior includes three bedrooms, a west facing living room with a fully fitted open plan kitchen and a dining area, an en-suite shower room with a toilet, a family bathroom with a bathtub, a separate toilet, a fitted **walk-in closet**, an entrance hall, plus an **enclosed balcony** and a **terrace**.

Wooden and laminated floors, tiles, security entry door, large windows, central heating, washing machine, dishwasher, TV, home cinema, garden furniture, 6.7 m<sup>2</sup> **basement storage unit**, camera system, lift. **Two garage parking spaces** are included. Service charges, water and heating bills are approximately CZK 6000 per month. Electricity is billed separately (transfer to the tenant). Recommended for families with children.



\* 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.