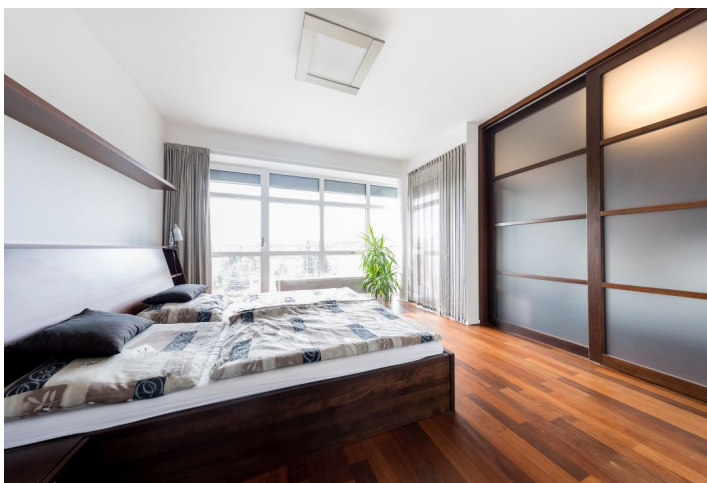


## Apartment Three-bedroom (4+kk)

Rented

133 m<sup>2</sup>, Prague 10, Hostivař, Závěská

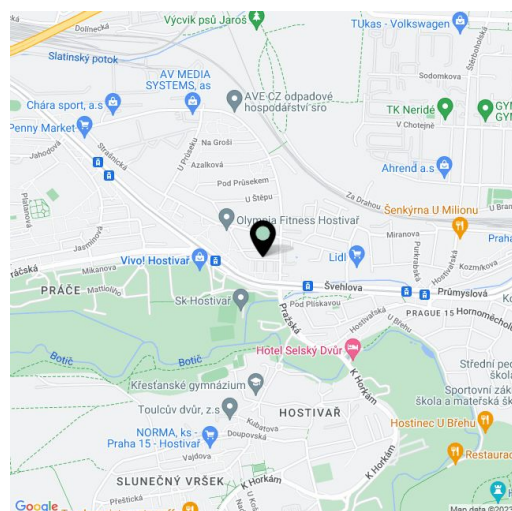


## Apartment Three-bedroom (4+kk)

Rented

133 m<sup>2</sup>, Prague 10, Hostivař, Závěská

Total area	150 m <sup>2</sup>
Floor area*	133 m <sup>2</sup>
Balcony	17 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	34057
Available from	Immediately



This spacious and bright, completely furnished 2-3-bedroom 2-bathroom flat with 3 balconies and plenty of storage space is on the third floor of a four-story apartment building from 2009. Located in a residential neighborhood with great amenities, a lot of greenery and a nearby playground, two minutes away from a bus and a tram stop and the VIVO Hostivař shopping mall with a movie theater. Connection to the city center is also possible by train from the Prague - Hostivař railway station. Not far from the apartment you can find the popular Toulcův dvůr (Toulcův Courtyard) with a small ZOO.

The focal point of the apartment is a **hexagonal central hall** from which you can enter all rooms, a bathroom and **two walk-in closets**. A wide glass sliding door opens onto a **45-meter living room**, complete with a fully integrated kitchen and a **corner balcony** overlooking the **Hostivař Forest Park**. The living room adjoins the children's bedroom with another **balcony**. There is a bathroom with a **bathtub**, a separate toilet, and a **study** (or a guest bedroom). The last door opens to a **fitted walk-in closet**, which leads to a bedroom with an en-suite bathroom with a walk-in shower and another **corner balcony** overlooking the park.

Top quality equipment and furnishings, **Natuzzi** furniture, **IPE wood** floors, hidden door frames and made to measure furniture, **STARON** artificial stone kitchen counter, Siemens appliances, **Vibia** lighting fixtures, exterior blinds, central heating, lift. One **garage parking** space is included. Service charges, water and heating bills: approx. CZK 5000/month. Electricity will be transferred to the tenant.

\* 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.

# Apartment Three-bedroom (4+kk)

Rented

133 m<sup>2</sup>, Prague 10, Hostivař, Záveská

