

## Apartment Two-bedroom (3+1)

Rented

79 m<sup>2</sup>, Prague 10, Strašnice, Nad Kapličkou



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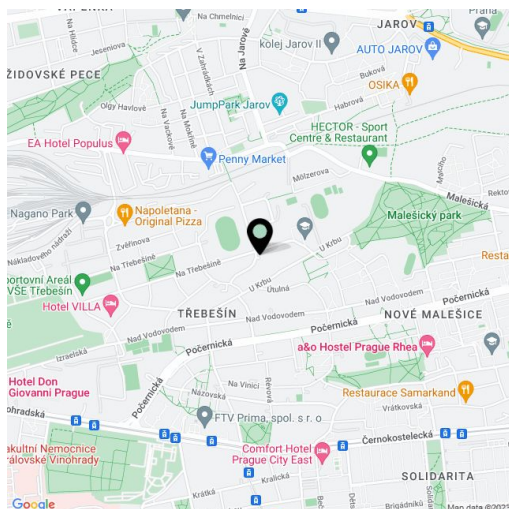
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Total area	86 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38738
Available from	Immediately

Benefiting from a balcony, an enclosed balcony and green views, this is a newly renovated 2-bedroom apartment on the third floor of a well kept residential building with a lift and a shared courtyard garden with a children's playground. Located within walking distance of the Malešický Park and Forest, with full amenities within easy reach and bus connections to the city center, within quick reach of the Želivského metro station. There is a sports center and the Třebešín Velodrome just moments from the building.

The apartment includes a fully fitted eat-in kitchen with a balcony facing the courtyard, a spacious living room, two bedrooms, a shower room, a separate toilet, and an entrance hall. The south facing enclosed balcony is accessible from the living room and the hall.

Vinyl flooring, tiles, new kitchen, central heating, washing machine, dishwasher, video entry phone, chip entry to the building, pram storage. Monthly deposit for service charges, water and heating: CZK 3,300/month for one person. Electricity is billed separately.



\* 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.