



Apartment Three-bedroom (4+kk)

Rented

138 m², Prague 4, Podolí, Na Klaudiánce



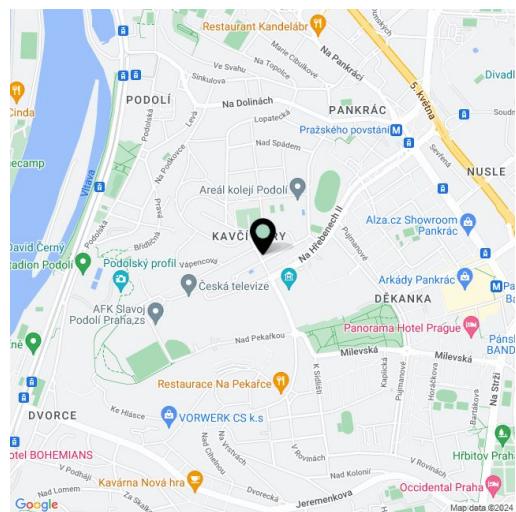


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Total area	152 m ²
Floor area*	138 m ²
Terrace	14 m ²
Parking	Garage and outdoor parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 7,000. Electricity is billed separately.
PENB	C
Reference number	103949
Available from	Immediately



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This sunny fully furnished 3-bedroom apartment with a south-facing terrace is situated on the 1st floor of a renovated residential building with parking and an elevator. Set on a quiet cul-de-sac in Podolí, Prague 4, in a residential neighborhood near the Czech TV grounds, with two parks close vicinity, within walking distance of the Pražského povstání metro station (line C). Conveniently located for full amenities and services, the Pankrác business center, and the Prague 4 international schools. Located within easy reach of the Podolí swimming pool, sports grounds (tennis, football and basketball courts and parkour playground), and Kublov outdoor fitness park.

The bright interior features a south-facing living room with a fully fitted open plan kitchen, dining area, and access to the terrace, a master bedroom, a second bedroom, a study/bedroom with full sound insulation, a bathroom (bathtub, walk-in shower, toilet), a storage room, a guest toilet, and a large entrance hall with built-in wardrobes.

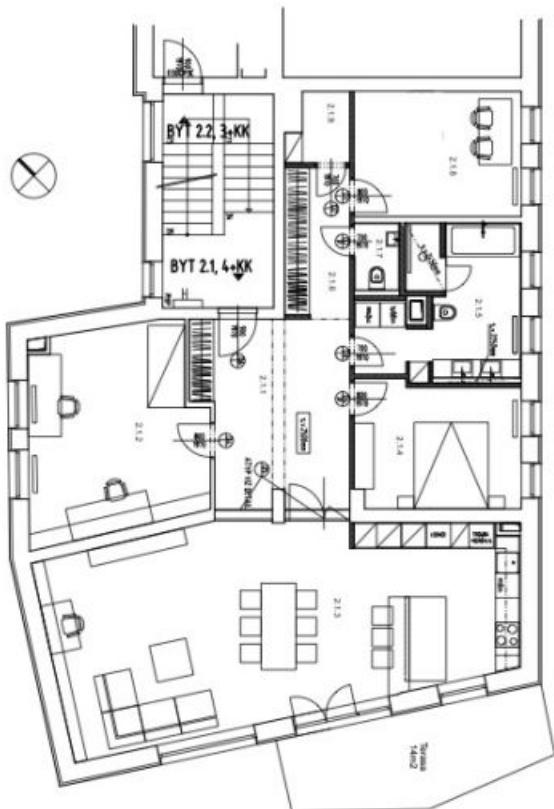
Air-conditioning in the living room, custom made furniture, **hardwood floors**, central heating, tiles, underfloor heating in the bathroom, terrace awning operated by a remote control, washer, dryer, Siemens kitchen appliances, dishwasher, induction cooktop, microwave oven, TV, **cellar**. A **garage parking space** and a **parking space** in front of the garage are included. The apartment can be unfurnished.



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LEGENDA BYT 2.1

Č.M.	MÍSTNOST	PODLAHA	POVRCHY	POZNAMKA
2.1.1	VSTUPNÍ HALLA	16,93m ²	DŘEVĚNÉ PARKETY / OMTÍKA VAP ŠTUK.	
2.1.2	DĚTSKÝ POKOJ	20,41 m ²	DŘEVĚNÉ PARKETY / OMTÍKA VAP ŠTUK.	
2.1.3	OBYTNÝ PROSTOR + (KUCHYNĚ, JÍDELNA)	52,24 m ²	DŘEVĚNÉ PARKETY / OMTÍKA VAP ŠTUK.	
2.1.4	LOŽNICE RODUČU	12,20 m ²	DŘEVĚNÉ PARKETY / OMTÍKA VAP ŠTUK.	
2.1.5	KOUPELNA	12,59 m ²	KERAMICKÁ DLAŽBA / KERAMICKÝ OBKL.	
2.1.6	CHODBA / SÁTNA	6,63 m ²	DŘEVĚNÉ PARKETY / OMTÍKA VAP ŠTUK.	
2.1.7	WC	2,04 m ²	KERAMICKÁ DLAŽBA / KERAMICKÝ OBKL.	
2.1.8	PRACOVNA	12,24 m ²	DŘEVĚNÉ PARKETY / OMTÍKA VAP ŠTUK.	
2.1.9	KOMORA	2,39 m ²	DŘEVĚNÉ PARKETY / OMTÍKA VAP ŠTUK.	
CENENÉ m ²		137,66 m ²		
(TERASA SKLEP)		14,00m ² 2,87m ²		