



## Apartment Two-bedroom (3+1)

Rented

78 m<sup>2</sup>, Prague 3, Žižkov, V Kapslovně

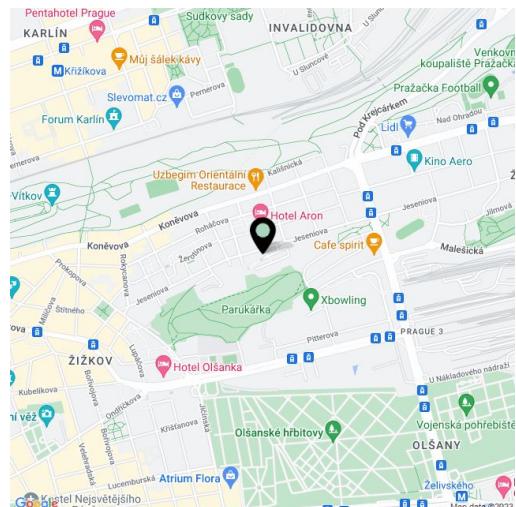




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Total area	84 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	C
Reference number	26309
Available from	Immediately



\* 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.

**Furnished 2-bedroom flat situated on the second floor with lift in a residential project with underground parking and 24-hour security. Located in a quiet part of Prague 3, in close vicinity of the popular Parukářka Park, and within walking distance of Flora metro station and shopping mall. Bus and tram connections, a short drive to the city center, an eight min. walk to Biskupcova tram stop.**

The interior features two separate bedrooms, living room with dining area and access to the balcony facing the courtyard, a fully fitted kitchen, bathroom (bathtub, sink, bidet), a separate toilet, and entrance hall with built-in wardrobes.

Wooden floors, tiles, floor heating, security entry door, gas boiler, washer, dishwasher, microwave oven, alarm, UPC. Can be unfurnished. One garage parking space included. Common building charges and water are billed separately. Gas and electricity will be transferred to the tenant.