



## Apartment Two-bedroom (3+kk)

Rented

90 m<sup>2</sup>, Prague 5, Košíře, Pod Šmukýřkou





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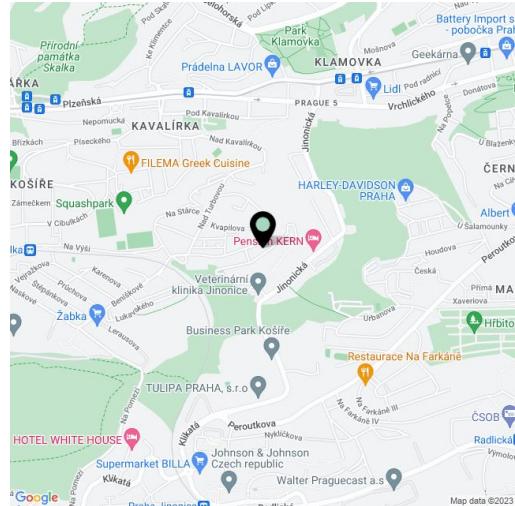
90 m<sup>2</sup>, Prague 5, Košíře, Pod Šmukýřkou

Total area	100 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Garage parking included in the price.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	28966
Available from	Immediately

**Boasting a 10 m<sup>2</sup> terrace and wonderful panoramic views of forested slopes and the Hřebenka location, this 2-bedroom flat is on the ground / 3rd floor in a residential project situated in a slope, part of the historic Šmukýřka Estate. Located in a quiet cul-de-sac a few minutes away from sports and recreational facilities (golf course, tennis, squash), Ladronka and Bertramka Parks, and Anděl commercial center with full amenities. Quick connection to the city center and the airport.**

The flat includes a living room with a fully fitted open kitchen and **terrace** access, two bedrooms, bathroom with bathtub and toilet, two fitted walk-in closets, utility area, a guest toilet, and entrance hall.

Wooden floors, tiles, security entry door, electric floor heating, light tunnels, washer, dryer, dishwasher, **cellar**. One **garage parking space** included. Common building charges, water and energy approx. CZK 7,100/month.



\* 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.