



## Apartment Studio (1+kk)

Rented

50 m<sup>2</sup>, Prague 5, Stodůlky, Melodická

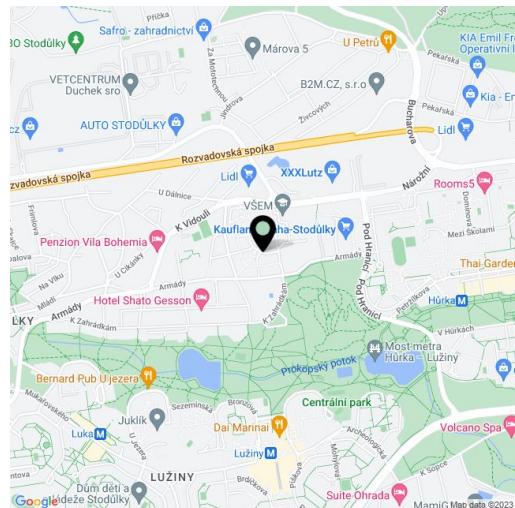




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Total area	53 m <sup>2</sup>
Floor area*	50 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	One garage parking space included.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29959
Available from	Immediately



\* 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.

This studio flat with a balcony on the 2nd floor of a residential project with a lift and underground parking. The building is located in a quiet area close to Prokopské Valley park. With a full range of amenities within easy reach, ample opportunities for sports and leisure activities, and good transport connections - the Hůrka metro station, line B, is a short walk away, and the city center can be reached in about 20 minutes.

The apartment includes a living room / bedroom with a fully fitted open plan kitchen and a **balcony** offering views of the greenery, a bathroom with a bathtub and a toilet, a utility / storage room, and an entrance hall with built-in closets.

Features include laminated floors, tiles, blinds, central heating, a dishwasher, and a **cellar**. One **garage parking** space is included. Service charges, water and heating are CZK 2,660 per month. Electricity is billed separately (approx. CZK 600 per month).