



## Apartment Studio (1+kk)

53 m<sup>2</sup>, Prague 9, Letňany, Pavla Beneše

Rented

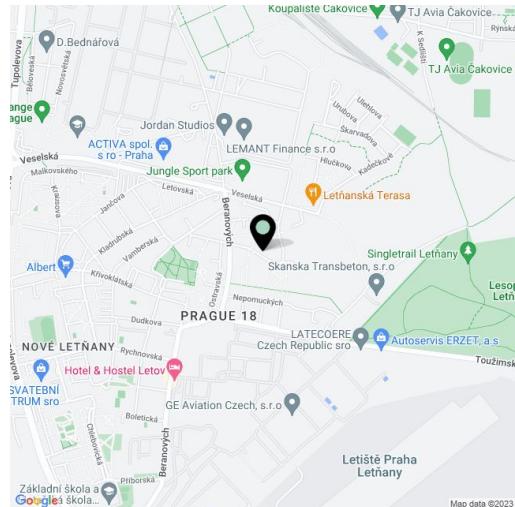




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Total area	93 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	30298
Available from	Immediately



\* 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 furnished studio apartment with a terrace and a garden is on the ground floor of a modern residential building near a landscaped forest park. Located within easy reach of the Letňany metro station, line C (a few bus stops), and full amenities, incl. the OC Letňany shopping and entertainment center, a kindergarten, a primary school, a post office, a water park, a winter stadium, and a bike trail.**

The studio includes a living room with a fully fitted open plan kitchen and access to the **terrace** and **garden**, a bedroom zone separated by sliding panels, a bathroom with a walk-in shower and a toilet, and an entrance hall with built-in wardrobes and storage.

Laminated floor, tiles, security entry door, external blinds, washing machine, dishwasher, microwave oven, TV, garden furniture, **cellar**, camera system, pram storage in the building. Service charges in the approximate amount of CZK 2.500/month are billed separately. The electricity will be transferred to the tenant.