



## Apartment Three-bedroom (4+kk)

Rented

111 m<sup>2</sup>, Prague 5, Košíře, Musílkova



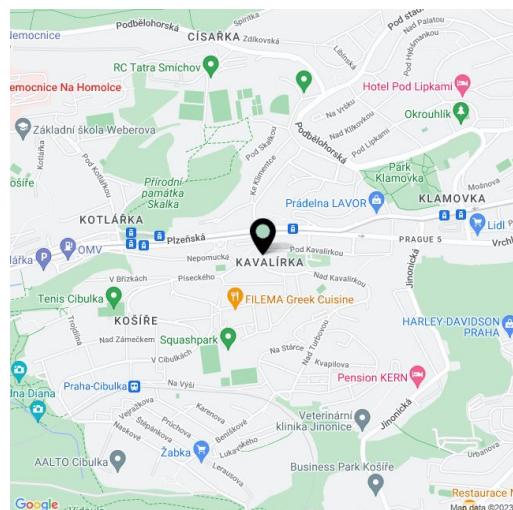


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Total area	167 m <sup>2</sup>
Floor area*	111 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Loggia	36 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	31806
Available from	Immediately



\* 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 is a semi furnished 3-bedroom 2-bathroom apartment with a 36 m<sup>2</sup> enclosed balcony, a 20 m<sup>2</sup> terrace and far reaching green views incl. the Košíře neighborhood and the Ladronka Park, on the 7th floor of a secure gated development with a children's playground and underground parking, in a quiet residential area in Prague 5. Located just a few min. walk from a tram and bus stop, with quick access to the Nový Smíchov shopping and entertainment center and Anděl metro station, line B (6 min.), city center (10 min. drive), and in close vicinity of the Klamovka Park.

The interior includes three bedrooms, a west facing living room with a fully fitted open plan kitchen and a dining area, an en-suite shower room with a toilet, a family bathroom with a bathtub, a separate toilet, a fitted walk-in closet, an entrance hall, plus an enclosed balcony and a terrace.

Wooden and laminated floors, tiles, security entry door, large windows, central heating, washing machine, dishwasher, TV, home cinema, garden furniture, 6.7 m<sup>2</sup> basement storage unit, camera system, lift. Two garage parking spaces are included. Service charges, water and heating bills are approximately CZK 6000 per month. Electricity is billed separately (transfer to the tenant). Recommended for families with children.