



## Apartment Two-bedroom (3+1)

Rented

120 m<sup>2</sup>, Prague 5, Hlubočepy, Pod Žvahovem





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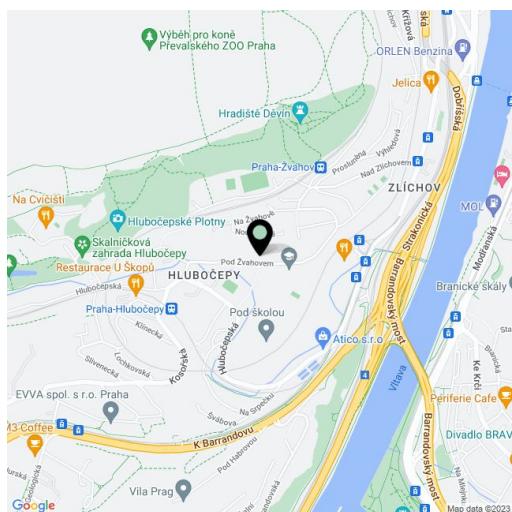
**Rented**120 m<sup>2</sup>, Prague 5, Hlubočepy, Pod Žvahovem

Total area	126 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	32524
Available from	Immediately

This newly completely refurbished 2-bedroom apartment with an enclosed balcony and beautiful green views is situated on the upper ground floor of a renovated villa set on a southern slope in a residential area of Hlubočepy, Prague 5. A quiet and green residential location near the Prokopské Valley and Dívčí hrady Parks, with easy access to the Anděl shopping and entertainment zone, the French School, and the city center. Conveniently located for access to the Smíchovské nádraží metro station, with a bus stop just moments from the house.

The apartment features a spacious entrance hall, a fully fitted kitchen with a dining area, a living room, two bedrooms, a bathroom including a bathtub with a shower screen, two separate toilets (one has a bidet shower), and a utility room. There is an **enclosed balcony** accessible from the common area of the house.

Preserved original details, **solid wood parquet floors**, tiles, built-in wardrobes in the hall and one bedroom, central heating, washer, dryer, dishwasher, induction cooktop, alarm. Service charges and utilities: approx. CZK 5000/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.