



## Apartment Studio (1+kk)

44 m², Prague 8, Čimice, Vánková

Rented





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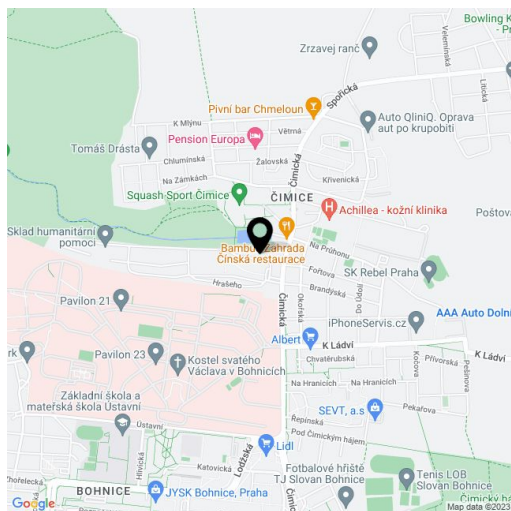
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Total area	51 m²
Floor area*	44 m²
Balcony	7 m²
Parking	-
Cellar	Yes
PENB	C
Reference number	32947
Available from	Immediately

This completely furnished studio apartment with a balcony is on the second floor of a modern building, part of the contemporary gated Čámovka Residence, with a green courtyard and a children's playground. Located in a quiet residential neighborhood of Prague 8 - Čimice, within easy reach of full amenities and a bus stop providing an 8-minute connection to the Kobylisy metro station. Within a short walk from the building is the Čimický pond and a large park, good local amenities, a squash hall, a fitness center, medical facilities, restaurants and playgrounds. Conveniently located for the popular Šutka Water Park.

The main room in the interior (35 m²) features a living area with a **pull down double bed**, a fully integrated kitchen, a dining area and a **balcony** overlooking the green yard. There is a bathroom incl. a bathtub and a toilet, and an entrance hall with large built-in wardrobes.

**Custom made equipment**, laminated floors, tiles, security entry door, French windows, blinds, central heating, washing machine, induction cooktop, dishwasher, microwave oven, TV, video phone, UPC cable, garden furniture, **cellar**, lift, camera system. Monthly deposit for service charges, water and heating: CZK 1900. Electricity is billed separately.



\* 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.