



## Apartment Two-bedroom (3+kk)

Rented

106 m<sup>2</sup>, Prague 10, Malešice, Nad Úžlabinou



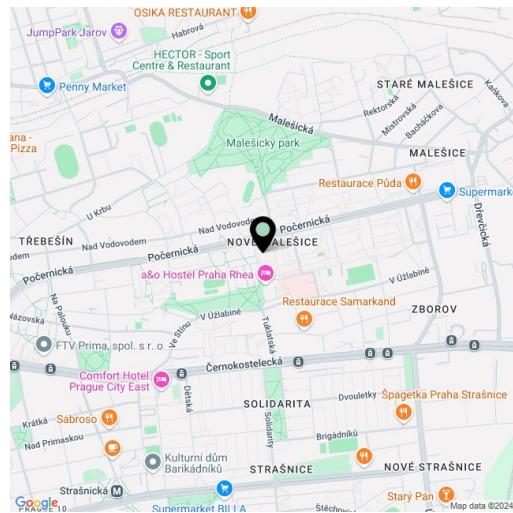


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|                  |  |
|------------------|--|
| Total area       | 166 m <sup>2</sup>   |
| Floor area*      | 106 m <sup>2</sup>   |
| Terrace          | 60 m <sup>2</sup>  |
| Parking          | Garage parking.  |
| Garage           | Yes  |
| Cellar           | -  |
| Service price    | Monthly deposit for services, water, and heating: CZK 8,500. Electricity is billed separately. |
| PENB             | C  |
| Reference number | 34089  |
| 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.

**Boasting 2 wraparound terraces (total of 60 m<sup>2</sup>) and far-reaching unobstructed panoramic views, this semi-furnished air-conditioned 2-bedroom apartment is situated on the 13th floor of a residential project with a 24/7 reception and security, camera system, elevator, and underground parking. Located in a green residential neighborhood within quick reach of the Malešický Park and Forest, with complete amenities in the immediate vicinity incl. a supermarket, a 24/7 pharmacy, a fitness center, restaurants, and more. The nearby bus stop provides connections to the Želivského metro station, and the Malešický mikropivovar (Microbrewery Malešice) and the Hector sports center with a wide range of activities are within easy reach.**

The interior features a spacious living room with a dining area and fully fitted open plan kitchen, two bedrooms, a bathroom including a bathtub and a toilet, and a large entrance hall with built-in wardrobes and storage. All main rooms have access to the terrace.

Laminate floors, tiles, French windows, security entry door, central heating, exterior blinds, washing machine, dishwasher, microwave oven. A large **garage parking** space is available at CZK 1,500/month. The apartment can be rented unfurnished.