



## Apartment Studio (1+kk)

Rented

40 m<sup>2</sup>, Prague 5, Košíře, Česká



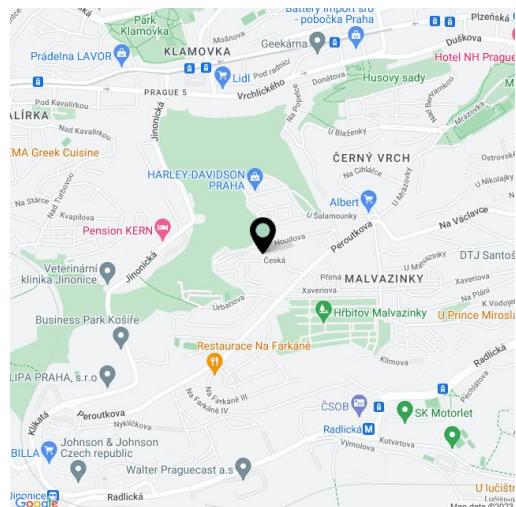


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Total area	48 m <sup>2</sup>
Floor area*	40 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Garage parking at CZK 1500/month.
Garage	Yes
Cellar	-
PENB	B
Reference number	34327
Available from	Immediately



\* 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 brand new studio apartment with a balcony, on the first floor of the Malvazinky Residence, a newly built apartment building with a lift and garage parking. Located in a quiet Prague 5 residential area full of greenery, near the Košíře Park, with quick access to the city center and full amenities within easy reach. Within walking distance of the Radlická metro station, and a few bus stops from the Nový Smíchov / Anděl commercial and entertainment center and Anděl metro station. Conveniently located for the French School.

The interior features a living room / bedroom with a fully fitted open plan kitchen and a **balcony** facing the courtyard greenery, a large shower room with a toilet, a fitted **walk-in closet** / storage room, and an entrance hall with built-in wardrobes.

Vinyl floors, tiles, security entry door, automatic external blinds, induction cooktop, dishwasher, video entry phone, bike / pram storage, chip entry to the building. An on-site **garage parking** space is available at CZK 1500/month. Monthly deposit for service charges, water and heating: CZK 2000. Electricity is billed separately.