



## Apartment Three-bedroom (4+kk)

Rented

130 m<sup>2</sup>, Prague 9, Klánovice, Lovčická





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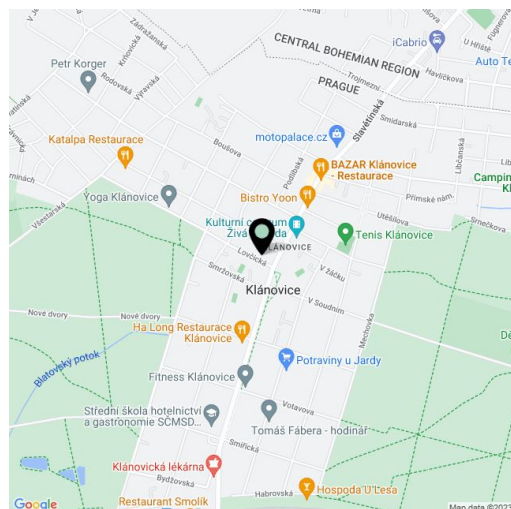
**Rented**130 m<sup>2</sup>, Prague 9, Klánovice, Lovčická

Total area	140 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Parking in front of the building.
Cellar	-
Service price	Monthly deposit for services, water, and heating CZK 5,500. Electricity - transferred to the tenant.
PENB	G
Reference number	35174
Available from	Immediately

This apartment with a south-facing terrace is on the 1st floor of a residential building with parking located in the village of Klánovice, 20 km from the center of Prague (approx. 30 minutes by car), on a very quiet one-way side street leading directly to a forest (100 m. away), the largest contiguous forested area in Prague consisting of the Klánovice nature reserve and Cyrilov Forest, with marked hiking trails and 20 km of bike paths. Situated about a ten-minute walk (or a short bus ride) from a railway station with very frequent train connections to the Masaryk Railway Station in Prague (22 min.), and within easy reach of Klánovice's amenities and services. A school is a 2-minute walk from the house.

The apartment features a large living room with a fully fitted open plan kitchen and dining area, 3 separate bedrooms (one with access to the **terrace**), a bathroom including a bathtub with a shower screen, bidet shower, and toilet, and an additional separate toilet with a bidet.

Green views, linoleum floors, tiles, security entry door, triple-glazed windows, external window blinds, central heating, washing machine, covered space for bicycles. A **parking space** in front of the building is included.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.