



## Apartment Two-bedroom (3+kk)

Rented

82 m<sup>2</sup>, Prague 5, Košíře, U Vojanky



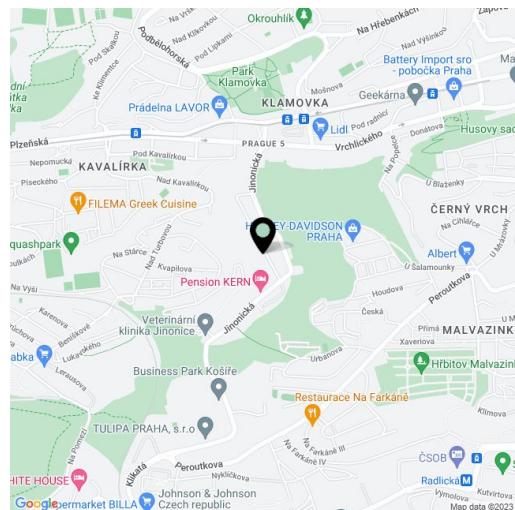


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Total area	91 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Parking on the plot.
Cellar	Yes
PENB	G
Reference number	36581
Available from	Immediately



\* 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 meticulously renovated and furnished 2-bedroom designer apartment with a balcony is on the first floor of a fully refurbished historic villa with a garden and parking. Set in a quiet residential neighborhood surrounded by greenery, in a location with very good amenities and, thanks to nearby bus and tram stops, also a very good connections to the city center, the Nový Smíchov shopping center, and the Anděl metro station. Within easy reach of tennis and squash courts, the golf course in Motol, and the nearby Košíře – Motol nature park. Convenient to the German and French Schools and Prague 6 international schools.

The tastefully appointed interior features a living room with a **double-sided fireplace**, a fully fitted open plan kitchen and dining area, a bedroom with built-in wardrobes and storage, and an office/second bedroom with a **balcony** and built-in storage. There is a bathroom with a bathtub, a separate toilet with a bidet shower, and an open entrance hall.

**Wonderful green views of the private garden from the balcony**, custom-made equipment, preserved original details, new **oak parquet floors**, tiles, security entry door, central heating, washing machine, dishwasher, induction cooktop, wine fridge, microwave oven, alarm, **cellar**. No elevator. A **parking space** on the plot is included. Monthly deposit for service charges, water, and heating: CZK 3,500. Electricity is billed separately (transferred to the tenant). Available from February 2021.



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