



## Apartment One-bedroom (2+kk)

Rented

47 m<sup>2</sup>, Prague 5, Lipence, U Lip



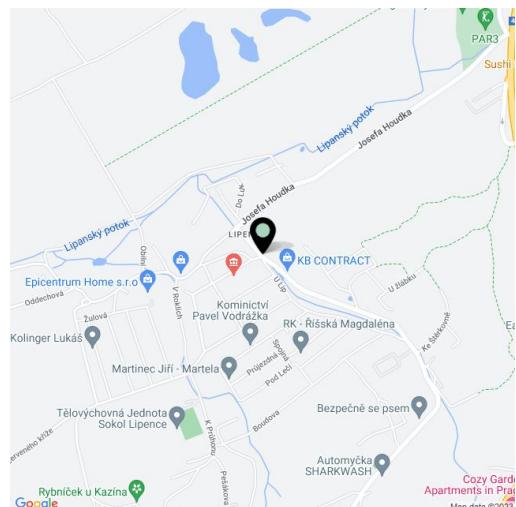


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Total area	58 m <sup>2</sup>
Floor area*	47 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	1300 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	40787
Available from	Immediately



\* 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.

**Benefiting from a wonderful green location near the Brdy forest and access to a shared terrace and garden, this fully refurbished, fully furnished 1-bedroom flat is situated on the ground floor of a completely renovated 1930s house with a huge landscaped garden in a peaceful area in Lipence, a short drive from Zbraslav, about a 20 minute drive from the center of Prague. Location with good amenities, children's playgrounds, bike trails and a golf center close by. Conveniently located for the PBS international school in Modřany.**

The apartment offers a living room with a dining area and a fully fitted open plan kitchen, a bedroom with built-in wardrobes, and a bathroom including a walk-in shower and a toilet. The shared **terrace** is accessible from the common areas of the house.

**New kitchen, new equipment, hardwood parquet floors, tiles, central heating, shared laundry room with a washer and a dryer (for 2 units), dishwasher, induction cooktop, microwave oven, kitchenware, bed linen, TV, WiFi (included), alarm, video entry phone, cellar.** The tenants can use a large **shared garden** with seating and an open fire pit / smoker. Monthly deposit for service charges and utilities is billed separately (approx. CZK 3,000/month). Apartment: 47 m<sup>2</sup>, shared terrace: 11 m<sup>2</sup>.