



Apartment One-bedroom (2+kk)

Rented

53.2 m², Prague 5, Hlubočepy, Pražského





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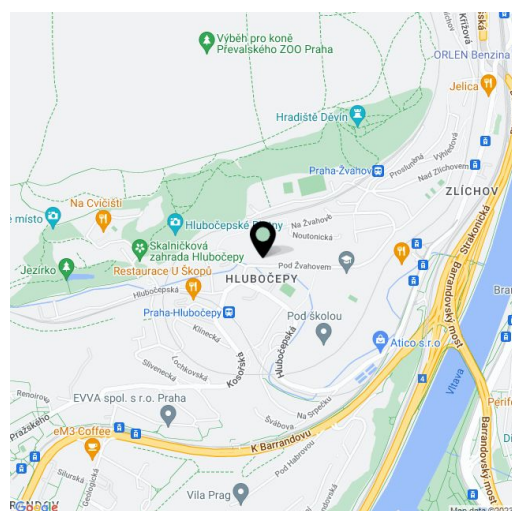
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Total area	66 m²
Floor area*	53 m²
Terrace	13 m²
Garden	25 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	43093
Available from	Immediately

This unfurnished 1-bedroom apartment with a terrace, a front garden, and views of the Prokopské and Dalejské údolí nature parks is part of a modern gated residential complex with an elevator and parking. Connected to the traditional residential part of Hlubočepy, it is located at a convenient distance from a tram and a bus stop, in a place with complete amenities and excellent accessibility by public transport and by car thanks to the connection to the inner and outer Prague Ring Road. A tram ride to the Smíchovské nádraží metro station (line B) takes 8 minutes, and it takes 15 minutes to get to the city center. In the vicinity, there are schools, supermarkets, a water park, the Prokopské údolí nature reserve with hiking and bike trails, playgrounds, and a swimming pool just a short walk away.

Located on the first underground floor (at the garden level), the apartment offers a living room with a fully fitted open plan kitchen, a bedroom, a bathroom with a bathtub, a separate toilet, and an entrance hall. The bedroom is connected to the **sunny east-facing terrace and front garden**.



Hardwood Kährs oak floors, heated large-format Porcelanosa tiles in the bathroom, central heating, oversized aluminum triple-glazed windows with exterior blinds, **intelligent home system** (controlled shading, lighting, alarm, heating) including an integrated Jablotron safety system (automatic on/off light switch and heating upon entrance/exit, automatic shading at a preset time, automatic closing of valves in case of water leakage, etc.), interior doors with concealed hinges, Next security entrance door (with 18 locking points), custom-made kitchen with top Siemens appliances, induction cooktop, **cellar (6 sq. m.)**. A **garage parking** space is included. Monthly deposit for service charges, water, heating, Internet, and a connection to a security agency: CZK 5,000. Electricity is billed separately. Available from October 2022 (or earlier upon agreement).

* 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.

