



## Apartment One-bedroom (2+kk)

Rented

66 m<sup>2</sup>, Prague 8, Čimice, Hrašeho



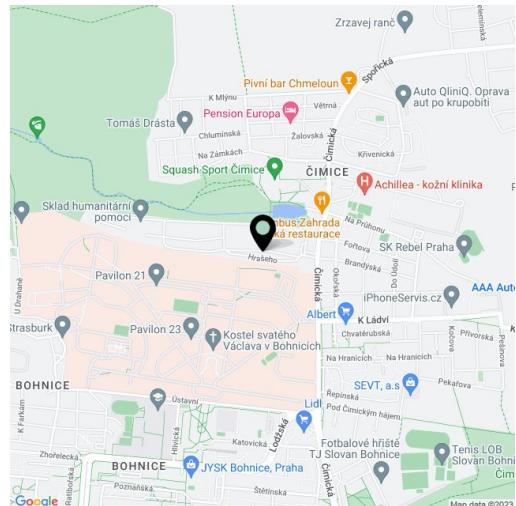


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Total area	77 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	86 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water, heating, garage, and cellar maintenance: CZK 5,000. Electricity is billed separately.
PENB	C
Reference number	43170
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 quality partially furnished, 1-bedroom apartment with an 11 sq. m. terrace and front garden is on the ground floor of a modern building, part of the contemporary gated Čámovka Residence, with a green courtyard and a children's playground. Located in a quiet residential neighborhood of Prague 8 - Čimice, within easy reach of full amenities and a bus stop providing an 8-minute connection to the Kobylisy metro station. Within a short walk from the building is the Čimický pond and a large park, good local amenities, a squash hall, a fitness center, medical facilities, restaurants, and playgrounds. Conveniently located for the popular Šutka Water Park.

The apartment offers a living room with a fully fitted open plan kitchen and access to the **terrace** and **garden**, a bedroom with a large wardrobe, a bathroom including a bathtub and a toilet, and an entrance hall with a built-in wardrobe.

**Heat recovery ventilation**, custom-made furniture, laminate floating floors, tiles, security entry door, safety glazing, central heating, Samsung kitchen appliances, dishwasher, induction cooktop, **cellar**. A **garage parking** space is included.