



## Apartment Two bedroom

75 m<sup>2</sup> Praha-západ, Karlštejnská

1 200 € per month



Layout  
**Two bedroom**

Area  
**75 m<sup>2</sup>**

Land  
**161 m<sup>2</sup>**

Terrace  
**8 m<sup>2</sup>**

Parking  
**1x assigned**

We are delighted to offer a spacious and bright two-bedroom apartment with its own garden, located on the ground floor of a modern two-story house built in 2008. Nestled in an exceptionally peaceful area surrounded by greenery, this property offers comfortable living in a charming little town.

### Property Details:

Layout: Two\_bedroom

Floor Area: 78 m<sup>2</sup>

Garden: 161 m<sup>2</sup>

Charges 1,600 CZK + electricity and gas (approx. 4,400 CZK)

Availability: Immediately available

### Interior Highlights:

Living Room with Open Plan Kitchen: A modern, open-plan space with direct access to the garden through a terrace.

Two Separate Rooms: Perfect for bedrooms, a children's room, or a home office,

<b>Price</b>	1 200 €
<b>Floor area</b>	75 m <sup>2</sup>
<b>Land</b>	161 m <sup>2</sup>
<b>Terrace</b>	8 m <sup>2</sup>
<b>Cellar</b>	3 m <sup>2</sup>
<b>Parking</b>	1x assigned
<b>Building energy rating</b>	G

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each room features its own access to the garden.

Bathroom: Includes a bathtub and shower, with a separate toilet for better convenience.

Storage Space: A private 3 m<sup>2</sup> cellar for your storage needs.

Parking: One dedicated parking space at the property entrance is included.

Local Amenities and Surroundings:

Lety u Dobřichovic offers the perfect blend of tranquillity and accessibility to Prague. The nearby town of Dobřichovice provides all essential services, making it an ideal location for families and professionals alike.

Amenities include:

Shops, restaurants, pharmacy, post office, and bank

Kindergarten and elementary school

Sports facilities, cycling trails, and beautiful natural surroundings

Excellent Transport Links:

Walking distance to a bus stop and local transport connections

Convenient access to major roads and expressways leading to Prague

This apartment is perfect for families, couples, or individuals seeking quiet, high-standard living with easy access to the capital.

Do not hesitate to contact us for more information or to schedule a viewing.

## VÁŠ MAKLÉR



**Jana Markvartová**

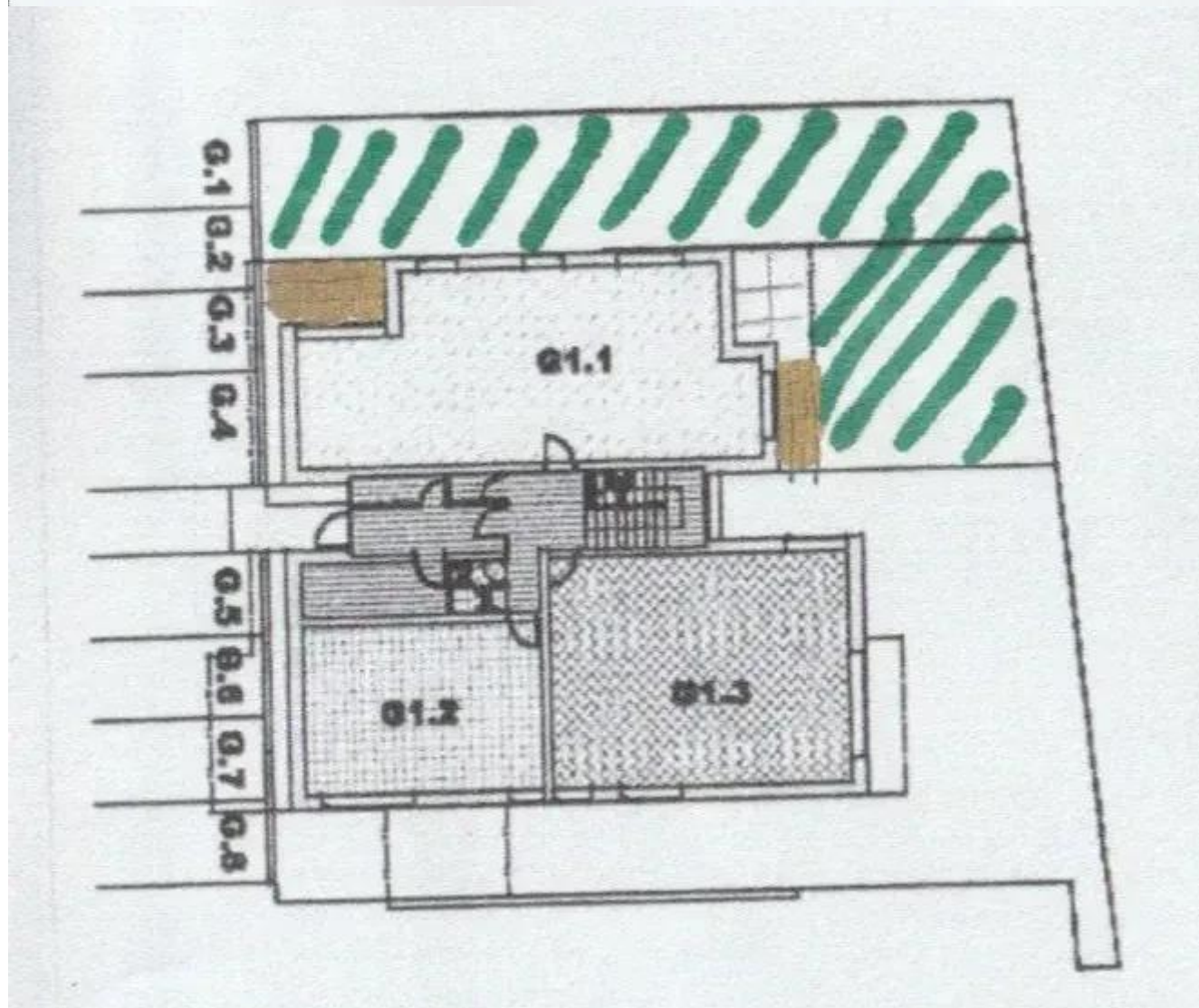
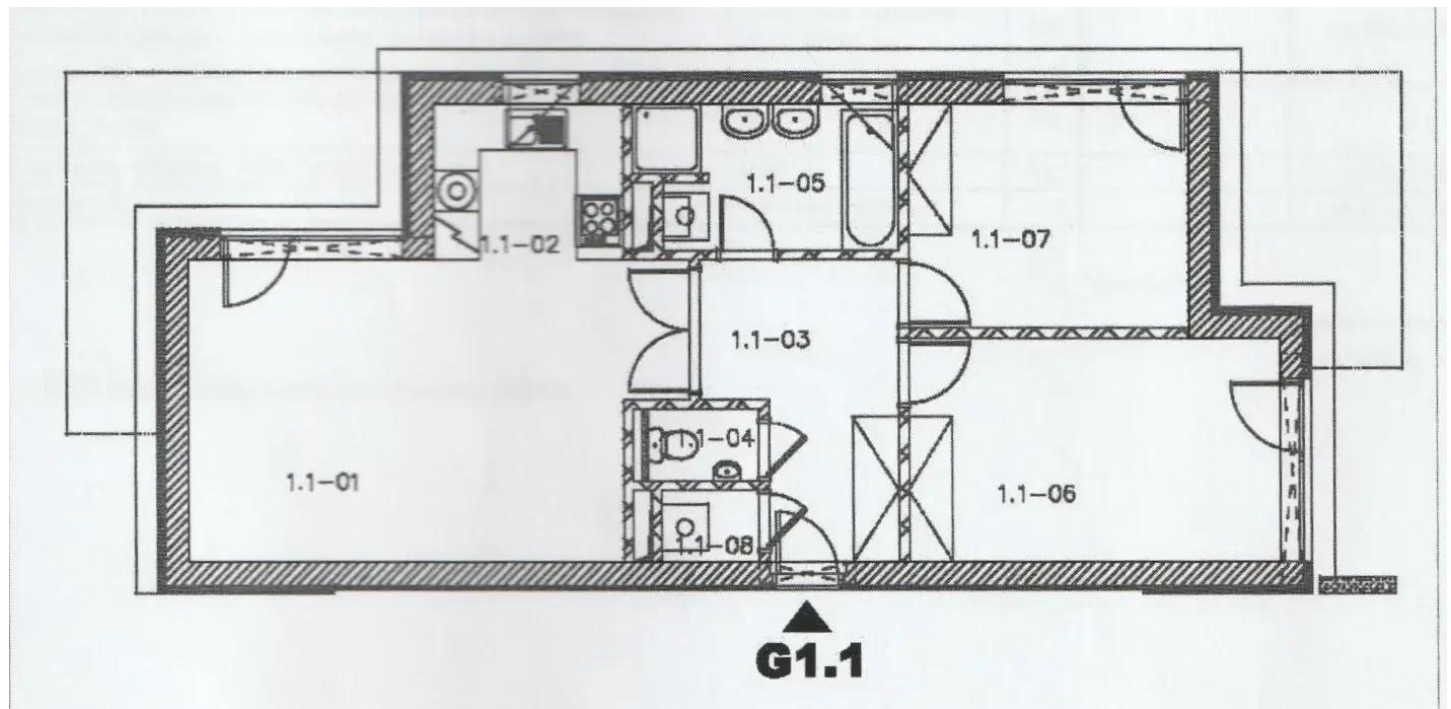
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