



## Apartment Three bedroom

117 m<sup>2</sup> Praha 5, Klímova

1 500 € per month



Layout <b>Three bedroom</b>	Area <b>117 m<sup>2</sup></b>	Terrace <b>4.4 m<sup>2</sup></b>	Balcony <b>4.4 m<sup>2</sup></b>	Parking <b>2x parking_tent</b>
--------------------------------	----------------------------------	-------------------------------------	-------------------------------------	-----------------------------------

Beautiful views + two balconies + two bathrooms + storage room + cellar + 2x parking in the garage + close to the metro

Available from 1 March 2025, viewings available now!

Become a satisfied resident of a superior apartment with garage parking and exceptional views from all windows or balconies. The apartment complex, which is set in a green environment between Malvasínki and Prokopské údolí, offers not only long walks in the countryside, but also a very fast connection to any part of Prague. It is only a 5-minute walk to the tram or metro Radlická!

The partly furnished apartment is made in a high quality standard with an emphasis on functionality and the demands of modern times, such as having home and work under one roof.

We are introduced to the apartment by a spacious hall, which is the signpost to most of the separate rooms: living room with kitchen and a separate closable room (study), master bedroom with en-suite bathroom, bedroom, bathroom with corner bath, separate toilet with sink, storage room.

Price	1 500 €
Floor area	117 m <sup>2</sup>
Terrace	4.4 m <sup>2</sup>
Balcony	4.4 m <sup>2</sup>
Cellar	2.9 m <sup>2</sup>
Floor	2
Elevator	Ano
Parking	2x parking_tent
Building energy rating	B

## Apartment Three bedroom

117 m<sup>2</sup> Praha 5, Klímova

1 500 € per month



The central room here is a furnished living room with dining room and fully equipped kitchen, plus access to a spacious balcony overlooking the valley. From the living room we can reach not only the hall with built-in wardrobes, but also another room, which is equipped as a study at the moment. Here we can also use another balcony. In the cozy bedroom we find a comfortable double bed, bedside tables, a custom-made wardrobe and an entrance to a separate bathroom with shower, sink and toilet. The owners have deliberately left one room in the apartment without furniture for the possibility of its wider use by the new tenants.

Shading is provided in this property by roller blinds and in some rooms additionally by blinds.

Summary of the spatial layout, equipment and furnishings of the apartment:

Living room with dining room and kitchen: sofa ☒ TV storage set ☒ dining set for four persons ☒ kitchen with built-in appliances: fridge, freezer, oven, MW oven, dishwasher, dishes ☒

Workroom: built-in open cupboard ☒ work desk ☒ office swivel chair ☒

Master bedroom with en-suite bathroom and double bed, bedside tables and large built-in wardrobe ☒

Second bedroom with no furnishings ☒

Main bathroom with bath, washing machine and tumble dryer ☒ WC with wash hand basin ☒ Entrance hall with built-in wardrobes and shoe cupboard ☒ Pantry with built-in shelving ☒

Balcony ☒ Balcony ☒ Parking in the garage ☒ Cellar ☒

To move in immediately, no pets, non-smokers. The rent includes 2 parking spaces in the garage and a separate lockable cellar. Monthly fees are about 6.535,- CZK + electricity in the apartment. For more information, please do not hesitate to contact us. Viewings are also possible on public holidays. We highly recommend a viewing.

## VÁŠ MAKLÉR



**Monica Mollicone**

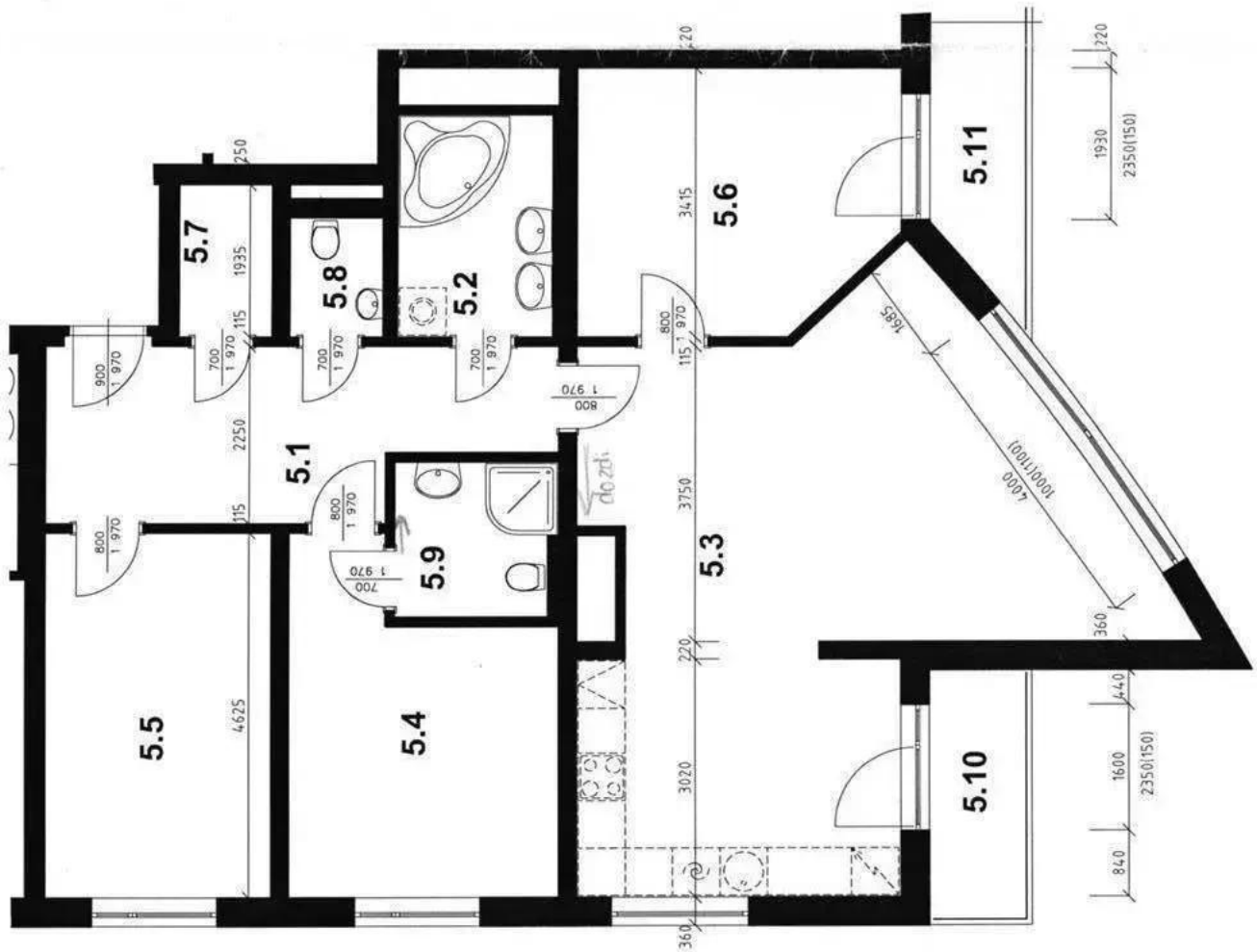
+420 602 544 858

[info@philip-frank.com](mailto:info@philip-frank.com)

# Apartment Three bedroom

117 m<sup>2</sup> Praha 5, Klímova

1 500 € per month

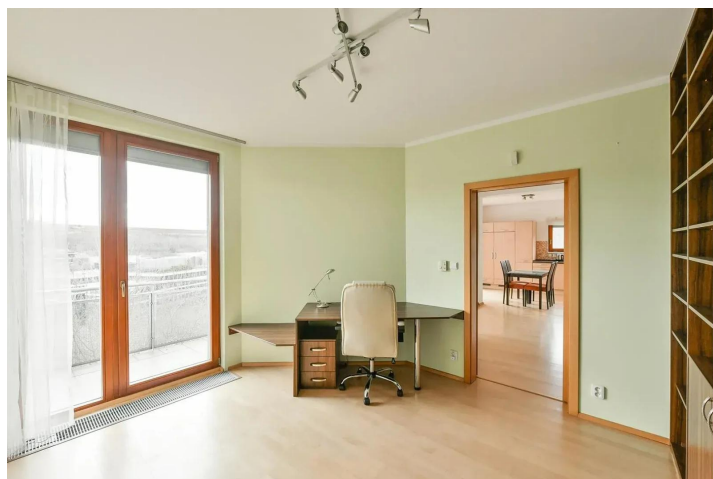
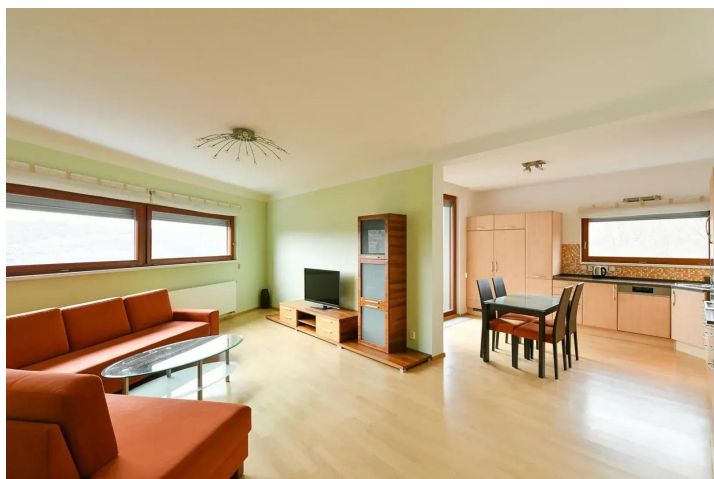
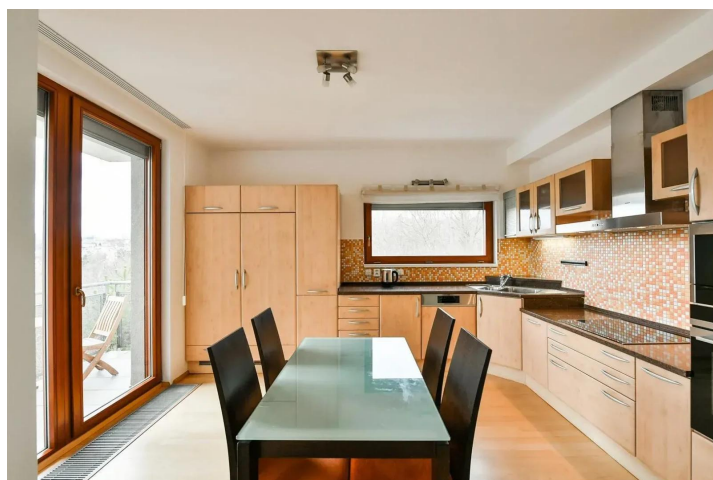




# Apartment Three bedroom

117 m<sup>2</sup> Praha 5, Klímova

1 500 € per month



# Apartment Three bedroom

117 m<sup>2</sup> Praha 5, Klímova

1 500 € per month

