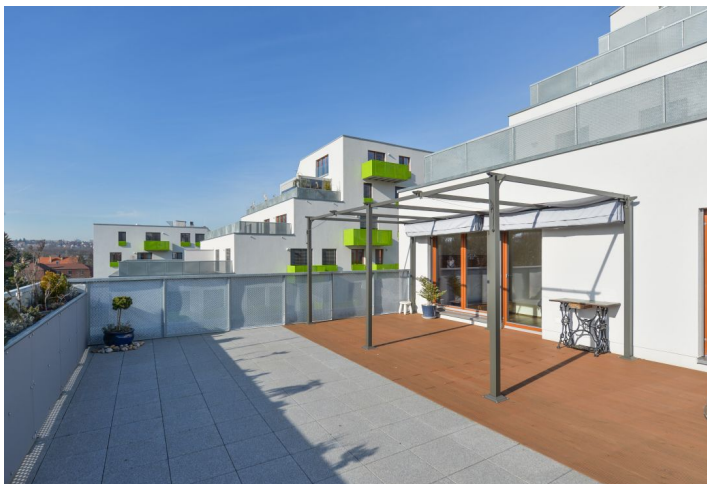




## Apartment Two-bedroom (3+kk)

Rented

69 m<sup>2</sup>, Prague 10, Strašnice, U Hranic





## Apartment Two-bedroom (3+kk)

Rented

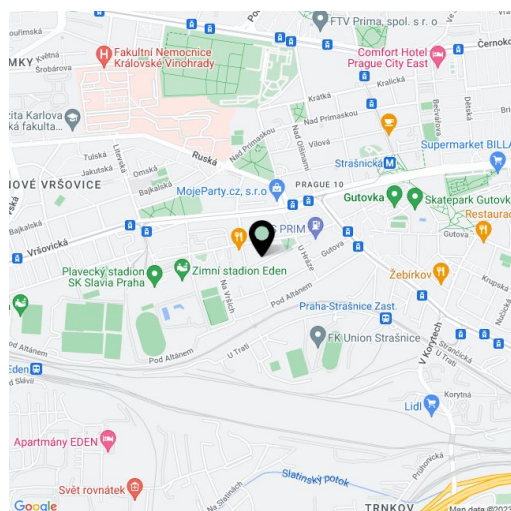
69 m<sup>2</sup>, Prague 10, Strašnice, U Hranic

|                  |                    |
|------------------|--------------------|
| Total area       | 132 m <sup>2</sup> |
| Floor area*      | 69 m <sup>2</sup>  |
| Terrace          | 63 m <sup>2</sup>  |
| Parking          | Garage parking.    |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | B                  |
| Reference number | 31724              |
| Available from   | Immediately        |

Boasting a 63 m<sup>2</sup> terrace, this is a modern 2-bedroom 2-bathroom flat on the 4th floor in the recently constructed Terasy Strašnice residential project. Located in a quiet street in a green residential neighborhood within quick reach of Strašnická metro station and full amenities (Eden shopping center, Tesco), with lots of sporting opportunities in close vicinity (Gutovka sports center, Eden ice hockey stadium - HC Slavia Praha, SK Slavia sports center with indoor and outdoor pools, athletic stadium, Eden Aréna football stadium).

The interior features a living room with a fully fitted open plan kitchen and access to the south facing **terrace** overlooking the original green residential neighborhood, two separate bedrooms, two bathrooms (walk-in shower / bathtub), a separate toilet with a bidet shower, and an entrance hall.

**Wooden floors**, tiles, security entry door, French windows, central heating, Bosch kitchen appliances, induction cooktop, dishwasher, Liebherr fridge, awning and carefree plants on the terrace, **cellar**. **One underground garage parking space** is included. Service charges, water and heating are CZK 3800 per month. Deposit for electricity is billed separately.



\* 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.



# Apartment Two-bedroom (3+kk)

**Rented**69 m<sup>2</sup>, Prague 10, Strašnice, U Hranic**BU20423**

dispozice: 3+kk

podlaží: 4.NP



| č.m. | Místnost                | m <sup>2</sup> |
|------|-------------------------|----------------|
| 01   | Chodba                  | 8,5            |
| 02   | WC                      | 1,4            |
| 03   | Komora                  | 3,2            |
| 04   | Koupelna                | 4,5            |
| 05   | Obývací pokoj + kk      | 27,1           |
| 06   | Ložnice                 | 12,0           |
| 07   | Pokoj                   | 12,1           |
|      | <b>Plocha místností</b> | <b>68,8</b>    |
| 08   | Terasa                  | 63,1           |

Upozornění: Obrázek půdorysu představuje dispoziční řešení bytu. Zobrazený nábytek, pračka a kuchyňská linka nejsou součástí dodávky. Umístění zařízení bytu je uváděno pouze orientačně, přesná specifikace rozvodů a jejich možného napojení bude určena v prováděcí projektové dokumentaci. Plochy jednotlivých místností v zobrazeném schématu se mohou mírně lišit. Investor se zavazuje seznámit klienta se skutečným stavem dle prováděcí dokumentace.



M 1:100

