



181 m² U tenisu, Praha 5 - Košíře Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Mgr. Adam Kvasnička

SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

| | | | |
|------------------------------------|-----------------------------------|-------------|--------------------------|
| Order number | N4848 | Price | Leased |
| Address | U tenisu, Praha 5 - Košíře | Type | Apartments |
| Disposition | 5 + kitchenette | Usable area | 181 m² |
| Offer status | Leased | Floor area | 181 m² |
| Energy performance of the building | G - Extremely uneconomical | Floor | 3rd floor |
| Device | No | Parking | Yes |
| Cellar | Yes | | |

About real estate

In a quiet residential area of Košíře in Prague 5 we offer for rent an apartment of 181 sqm, layout designed as 5+kt. This apartment unit is located on the 3rd and 4th floor of a villa without a lift of a total of 5 apartments. On the lower floor there is an entry hall of 13.7 sqm, a separate toilet of 1.5 sqm, a chamber and two rooms of 21.5 and 23.5 sqm, connected by a bathroom of 6.9 sqm with a bathtub and sink, and a residential room with kitchen 57.6 sqm with a high ceiling. The kitchenette offers full equipment such as fridge, freezer, Bosch cooker and Miele dishwasher.

From the living room we will go up the stairs to the top floor, where we will find another two rooms of 21.2 and 16 sqm, a corridor 6.4 sqm long, a toilet and a bathroom of 7 sqm, which has a shower, bidet and a sink. The apartment has a separate gas heating and water boiler, TV and internet, security equipment on the phone, security door, cellar.

The duplex apartment will be rented unfurnished.

The house offers a large garden, which is divided among tenants, part of which can be used. Parking is available directly in the street in front of the house and is not within the parking residential zone of Prague 5 (no need of parking card purchase).

This rental property will be appreciated especially by those who take advantage of the proximity of tennis courts, Cibulka forest park, the Košíře - Motol nature park, the Prague Golf Club and many other civic amenities not only related to sporting themes.

Distance to public transport is 10 minutes by walk.

The Energy Class G is only listed temporarily for compliance with the legal requirements, the card is assigned to be drawn up.