



97 m<sup>2</sup> Výravská, Praha-Klánovice Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5975</b>	Price	<b>Leased</b>
Address	<b>Výravská, Praha-Klánovice</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>97 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Offer status	<b>Leased</b>
Land area	<b>379 m<sup>2</sup></b>	Floor area	<b>94 m<sup>2</sup></b>
Garden area	<b>282 m<sup>2</sup></b>	Energy performance of the building	<b>B - Very economical</b>
Device	<b>No</b>	Parking	<b>3</b>
Terrace	<b>12 m<sup>2</sup></b>		

## About real estate

We offer exclusively for rent a one-storey apartment 4+kt with a usable area of 97 sqm in a newly built family house of two apartments with a garden in a residential project that is currently being completed. The house is divided into two halves and each of the apartments has its own entrance and its own defined garden for exclusive use. The house is located in a quiet part of Klánovice, about 400 m from the Klánovice Forest. It also includes two outdoor parking spaces in front of the house.

The layout of the apartment includes an entrance hallway with a wardrobe and shoe cabinet, a living room with a fireplace and access to the terrace and garden of 282 sqm, a kitchenette equipped with all appliances, a bedroom, two bedrooms with separate entrances to the garden, a bathroom with two sinks, a bath and a shower, a separate toilet with a sink, a utility room and a separate cloakroom. Thanks to the massive glazing, the rooms are illuminated, look airy and, connected to the garden, create an ideal space for a healthy and happy life.

The house is built to an energy efficient standard. Modern airy interior, wooden French windows and doors. Vinyl flooring and quality tiles. The bathroom has a ceiling light duct. There is underfloor heating throughout the apartment which can be controlled for each room separately. The street of the entire residential project is fenced and secured.

The Prague - Klánovice district offers quiet living close to the metropolis. There is a kindergarten, primary and secondary school, playgrounds, swimming pool and several restaurants. There is a wide range of sports facilities, such as a multi-purpose sports ground, tennis courts, a cycle path and the Klánovice football club. Very good and fast access to Prague. The train station is right in the centre of the district. Regular train connection to the center of Prague in 15 min. Bus stop is located 200 m from the house.

Available immediately.