



🏠 65 m<sup>2</sup> 📄 Magistrů, Praha 4 - Michle 🏠 28 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**  
SENIOR SALES SPECIALIST

zdenek.jemelik@luxent.cz  
+420 720 310 300

|                                    |                                   |                 |  |
|------------------------------------|-----------------------------------|-----------------|--|
| Order number                       | <b>N7201</b>                      | Price           | <b>28 000 CZK per month + services 6 000 CZK</b> |
| Address                            | <b>Magistrů, Praha 4 - Michle</b> | Type            | <b>Apartments</b>                                |
| Disposition                        | <b>2 + kitchenette</b>            | Usable area     | <b>65 m<sup>2</sup></b>                          |
| Floor area                         | <b>65 m<sup>2</sup></b>           | Low energy      | <b>No</b>  |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Floor           | <b>3rd floor</b>                                 |
| Device                             | <b>Yes</b>                        | Terrace         | <b>67 m<sup>2</sup></b>                          |
| Cellar                             | <b>4 m<sup>2</sup></b>            | Lift            | <b>Yes</b>                                       |
| Year of construction               | <b>2011</b>                       | Date to move in | <b>1. 1. 2025</b>                                |

## About real estate

We offer for rent a beautiful and furnished apartment 2+kt with a living area of 65 sqm in the new building Pod Tyršovým vrchem, Prague 4 - Michle. The apartment is situated on the 4th floor of a residential building with an elevator, a large terrace of 67,9 sqm and a garage parking slot, which is included in the price.

The layout includes an entrance hall, a spacious dressing room with storage space, a bedroom, a living room with a kitchenette with a dining table. The kitchen is equipped with all appliances - induction hob, hood, compact oven including microwave, dishwasher and fridge/freezer. The bathroom has a bathtub with toilet, two sinks and a washing machine. From the living room there is an entry to the terrace with a south facing seating area. Wooden floor and tiles, security doors, high quality French windows with double glazing, television. There is also a cellar. Garage slot is available with 2,500 CZK monthly fee.

The standard apartment equipment meets current demands for comfortable and modern living. The apartment building has a low energy intensity B, offers quiet living on the border of Nusle, Vršovice and Michle. All civic amenities nearby, many shops, restaurants, cafes and schools. Possibility of sports and cultural activities. Botiče Valley, Tyršův vrch and Jezerka Park. Great transport accessibility, bus stops Pod Jezerkou and Kloboučnická, near metro station C - Pankrác.

Ready to move in since Jan 20, 2020.