



## Apartment Three-bedroom (4+kk)

Rented

99 m², Prague 9, Hloubětín, Waltariho



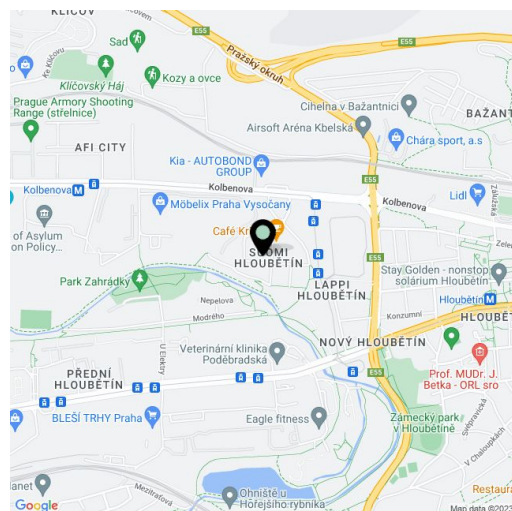


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Total area	109 m²
Floor area*	99 m²
Terrace	10 m²
Garden	110 m²
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Deposit for service charges CZK 7,500/month. Electricity - transferred to the tenant.
PENB	B
Reference number	100914
Available from	Immediately



This semi-furnished 3-bedroom 2-bathroom apartment with a wraparound terrace and garden is on the ground floor of an energy-efficient building in the new Suomi Hloubětín residential complex near the Rokytká Brook. Situated in a quiet and green Prague 9 neighborhood right next to Zahrádky Park with a children's playground and the Rokytká Fitness Path. Located near a tram stop, within easy reach of the Fénix and Galerie Harfa shopping malls and the Sazka Aréna multipurpose venue, and within walking distance of the Kolbenova and Hloubětín metro stations (line B).

The apartment includes a living room with a fully fitted open plan kitchen, a dining area, and access to the **terrace**, a master bedroom with a built-in wardrobe and an en-suite bathroom (walk-in shower, toilet), two additional bedrooms, a family bathroom (bathtub), a separate toilet, and an entrance hall. All main rooms have access to the **garden**.

**Hardwood floors**, tiles, high ceilings, French windows, insect nets, dishwasher, induction cooktop, microwave oven, video entry phone, alarm, **cellar**, garden house, lawn mower, garden grill, chip entry to the building, elevator, private charger for electric cars. A **garage parking** space is included, and a second space is available at an additional cost. Available from April 2023.

\* 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.