



## Apartment Two-bedroom (3+kk)

Rented

85 m<sup>2</sup>, Praha 8, Kobylisy, Javorová





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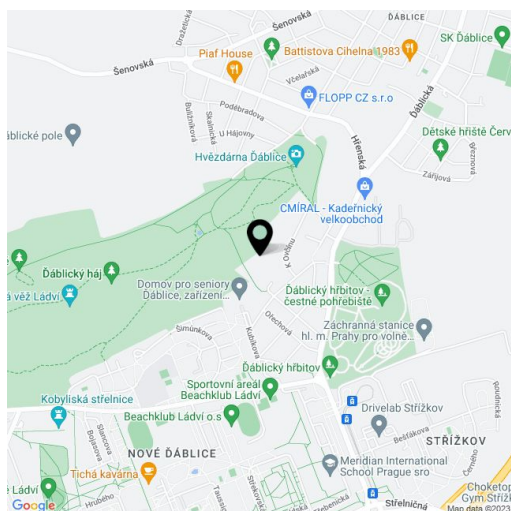
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Total area	92 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for building charges CZK 6,500/month. Electricity is billed separately.
PENB	C
Reference number	101040
Available from	Immediately

Benefiting from a south-facing enclosed balcony and quiet green surroundings, this fully furnished apartment is set on the 1st floor of a modern gated residence with a 24/7 reception, security, and underground parking. Located right on the edge of the Ďáblický Háj Forest, convenient to the D8 highway (Teplice and Mladá Boleslav exits), sports facilities, and shopping (Letňany, Čakovice). A three min. walk to a bus stop, and ride to the Ládví metro station.

The interior features a living room with a fully fitted open plan kitchen and dining area, two bedrooms (one with a fitted **walk-in closet**), a shower bathroom, a separate toilet, and an entrance hall with built-in wardrobes. The **enclosed balcony** is accessible from the living room and one bedroom.

**Hardwood floors**, tiles, floor-to-ceiling windows, automatic exterior blinds, washer, dryer, Siemens appliances, dishwasher, induction cooktop, Siemens and Bosh appliances, **cellar**, camera system. A **garage parking** space is included.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.