



## Apartment One-bedroom (2+kk)

Rented

45.9 m<sup>2</sup>, Prague 8, Libeň, U libeňského pivovaru





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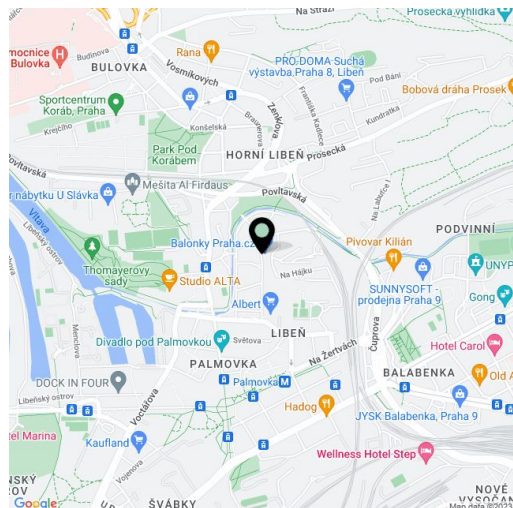
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Total area	47 m <sup>2</sup>
Floor area*	46 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	Courtyard parking.
Cellar	-
Service price	Monthly deposit for service charges, water, and heating: CZK 1,600 for one person. Electricity is billed separately.
Reference number	101562
Available from	Immediately

This fully furnished loft apartment with a small balcony is on the first floor of the X-LOFT residential project, a modern energy-efficient building with parking and a camera surveillance system. Located on a quiet street in Libeň, Prague 8, near the Rokytká Stream, within quick access to full amenities and the city center, a 3 min. walk from the Palmovka metro station. Local amenities include a wide range of shops and services, schools, Thomayerovy sady Park, numerous sports facilities, and a nearby bike trail.

The interior features a living room with a fully fitted open plan kitchen and a balcony, an open bedroom, a bathroom (bathtub, toilet), and an entrance hall. The apartment faces east towards a quiet courtyard.

**Air-conditioning**, 4.7 m ceiling, laminate floors, tiles, triple-glazed windows, automatic exterior blinds, central heating, washer/dryer, dishwasher, induction cooktop, microwave oven, solar panels on the roof (low costs). An outdoor parking space in the courtyard of the building is available at CZK 1,500/month.



\* 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.