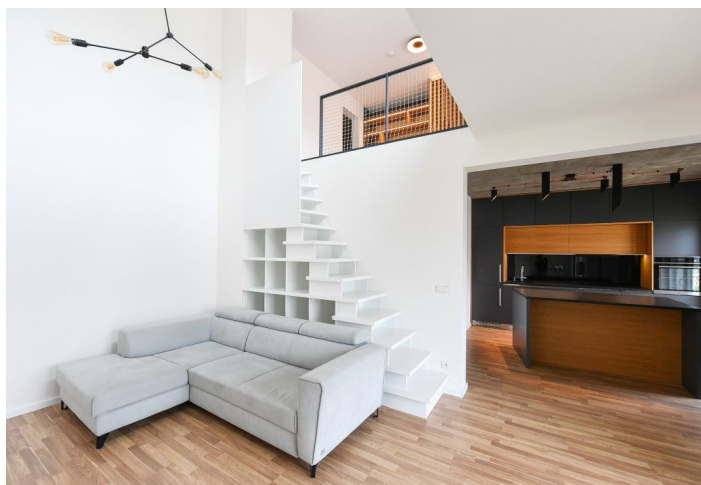




## Apartment One-bedroom (2+kk)

Rented

65 m<sup>2</sup>, Praha 9, Libeň, Novovysočanská





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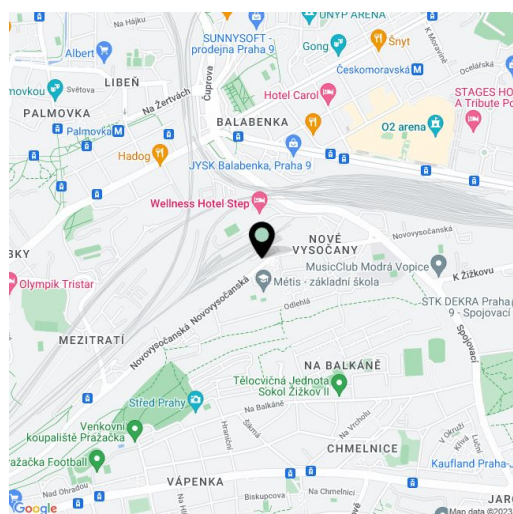
65 m<sup>2</sup>, Praha 9, Libeň, Novovysočanská

|                  |  |
|------------------|--|
| Total area       | 77 m <sup>2</sup>  |
| Floor area*      | 65 m <sup>2</sup>  |
| Loggia           | 12 m <sup>2</sup>  |
| Parking          | Garage parking.  |
| Garage           | Yes  |
| Cellar           | Yes  |
| Service price    | Monthly deposit for service charges, water, heating, and cellar/garage maintenance: CZK 6,000. Electricity is billed separately. |
| PENB             | B  |
| Reference number | 101684   |
| Available from   | Immediately  |

This unfurnished loft type apartment with an enclosed balcony is on the 6th floor of a building that is part of the **Bydlení na Krejčárku** project completed in 2019. This apartment complex with many landscaped green areas is set on a hillside on the border of Libeň and Žižkov, within easy reach of public transport. The building stands in a green part of Žižkov close to industrial Libeň, which is gradually being revitalized. There is a bus stop right next to the complex, and a tram stop is about a 10-minute walk away. Within a short walk, you can get to the Na Krejčárku forest which is connected to the park on Vítkov Hill. The Wellness Hotel Step (with a water and sauna world, fitness, bowling, golf, and racket sports), the popular Pražáčka sports and recreational area (with an indoor and outdoor pool and a gym), tennis courts, and a sports hall are all nearby. The Galerie Harfa Shopping Center is a 5-minute drive away.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony** offering views of Prague, a shower room with a toilet, and an entrance hall with built-in wardrobes. The staircase in the living room leads up to the open gallery with a bedroom, a fitted **walk-in closet**, and built-in storage.

**Heat recovery ventilation**, laminate floating floors, poured floors in the bedroom, tiles, Philips Hue smart lighting, automatic exterior blinds, central heating, washing machine, dishwasher, steam oven, induction cooktop, **cellar**, elevator. A **garage parking** space is included.



\* 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.