



## Apartment One-bedroom (2+kk)

Rented

58.3 m<sup>2</sup>, Prague 9, Vysočany, Oktábcových





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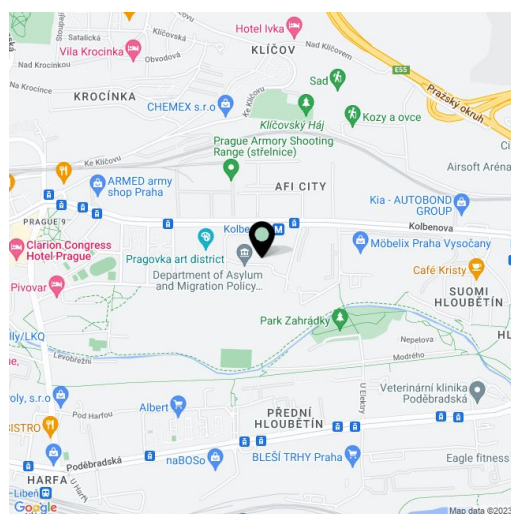
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Total area	62 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,000. Electricity is billed separately.
PENB	B
Reference number	101995
Available from	Immediately

This brand new unfurnished apartment with an enclosed balcony and far-reaching views is on the 5th floor of a building that is part of Výhledy Rokytka—a newly built residential complex in Vysočany, Prague 9. Located in a quiet neighborhood moments from popular Zahrádky Park with the Rokytka Stream, a pond, children's playgrounds, a fitness and a bike path, 3 minutes from the Kolbenova metro station (line B). Within easy reach of the Pragovka Art District, Fénix and Galerie Harfa shopping malls, and the O2 Arena multipurpose venue.

The west-facing apartment includes a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a bedroom, a bathroom with a bathtub, a separate toilet, and an entrance hall.

Laminate floors, tiles, wardrobes, central heating, dishwasher, induction cooktop, **cellar**, bike storage room with a bike wash in the building. 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.