



## Apartment One-bedroom (2+kk)

Rented

58.3 m<sup>2</sup>, Praha 9, Černý Most, Bryksova





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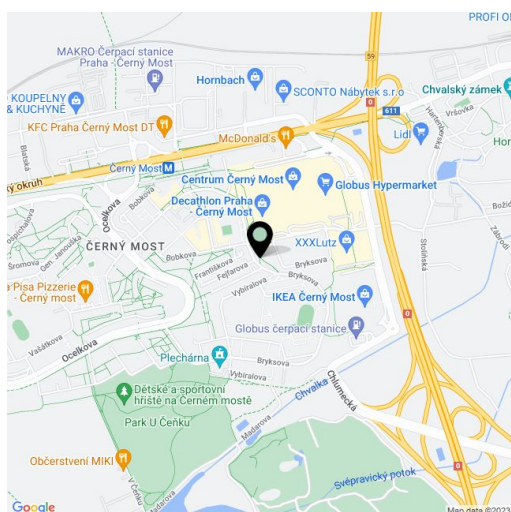
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Total area	61 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for common building charges, water, and heating: CZK 4,200. Electricity is billed separately.
PENB	C
Reference number	102900
Available from	Immediately

This brand new, bright unfurnished apartment with a balcony, on the first floor of a contemporary apartment building with an elevator, is situated in a quiet residential area within easy reach of full amenities, within walking distance of the Černý Most metro station, shopping mall, and entertainment center. Located next to the green Rokytkva valley with Martiňák Pond and the Black Bridge Golf Resort, just moments from the access road to the Prague Ring Road.

The interior features a living room with a fully fitted open plan kitchen and access to the **balcony**, a bedroom, a bathroom with a bathtub, a separate toilet, a spacious **walk-in closet**, and a large entrance hall.

Vinyl floors, tiles, central heating, dishwasher, induction cooktop, **cellar**, pram storage 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.