



## Apartment Two-bedroom (3+kk)

Rented

67.9 m<sup>2</sup>, Prague 9, Kbely, Sedlářova





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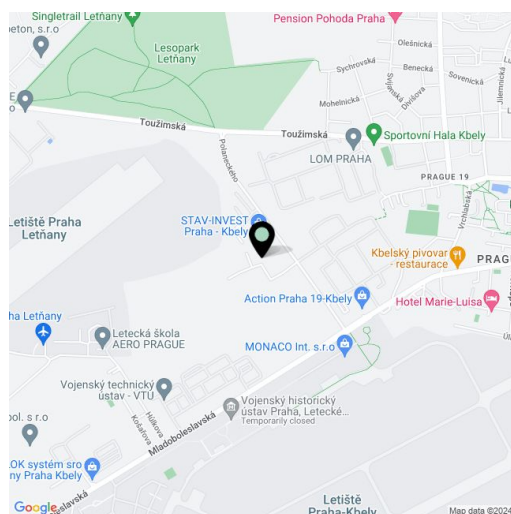
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Total area	73 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 6,000. Electricity is billed separately.
PENB	B
Reference number	104485
Available from	Immediately

This brand new unfurnished apartment with a balcony is on the 3rd floor of the newly built Albatros residential complex. Set in a quiet residential part of Prague 9 – Kbely, near a park with many in-line and bike trails, and with full amenities and services in place – only a five-minute drive from the Letňany metro station (line C), and seven minutes from the Letňany shopping center.

The apartment includes a living room with a fully fitted open plan kitchen and access to the **balcony**, 2 bedrooms (one with a wardrobe), a bathroom (bathtub with a shower screen), a separate toilet, a storage closet, and an entrance hall.

Vinyl floors, tiles, automatic exterior blinds, central heating, dishwasher, induction stove top, **cellar**, bike/pram storage room with a bike wash in the building. A **garage parking** space with a charger for electric cars 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.



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