



## Apartment One-bedroom (2+kk)

Rented

45.9 m<sup>2</sup>, Prague 8, Ďáblice, Heřmanická





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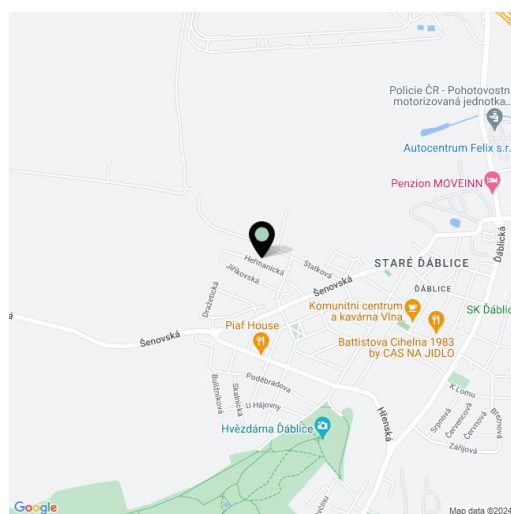
45.9 m<sup>2</sup>, Prague 8, Ďáblice, Heřmanická

Total area	52 m <sup>2</sup>
Floor area*	46 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,500. Electricity is billed separately.
PENB	B
Reference number	105412
Available from	Immediately

Brand new apartment in the Evergreen Ďáblice project. This unfurnished apartment with 2 balconies is on the 3rd floor of an apartment building with an elevator and parking, in a quiet "garden" neighborhood northwest of Ďáblice. The residential location offers ample greenery and amenities and services within easy reach, including the Ďáblický háj forest park with many sports and relaxation opportunities incl. hiking and bike paths, plus the nearby Čimický háj, Přátelství Park, and the riding stables in Dolní Chabry. There is a bus stop a few steps away with regular connections to the Ládví metro station (under 10 minutes). It takes 7 minutes to drive to the Letňany shopping mall and 15 minutes to Holešovice.

The interior features a living room with a fully fitted open plan kitchen and balcony, a bedroom with a second balcony, a bathroom including a bathtub and toilet, and an entrance hall.

Laminate floors, tiles, automatic aluminum exterior blinds, central heating, custom-made kitchen, Bosch appliances, dishwasher, washer-dryer combo, induction stove top, microwave oven, bike/pram storage, cellar. 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.