



## Apartment One-bedroom (2+kk)

Rented

38.77 m<sup>2</sup>, Praha 8, Ďáblice, Heřmanická





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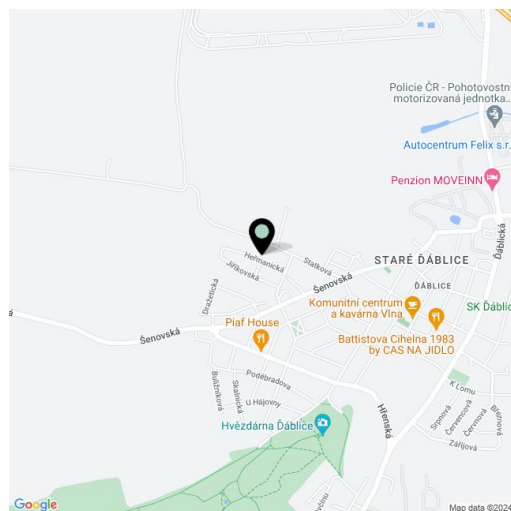
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Total area	94 m <sup>2</sup>
Floor area*	39 m <sup>2</sup>
Terrace	55 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,500. Electricity is billed separately.
PENB	B
Reference number	105413
Available from	01.11.2025

Brand new apartment in the Evergreen Ďáblice project. This bright unfurnished apartment with a large terrace (55 m<sup>2</sup>) is on the 4th topmost floor of an apartment building with an elevator and parking, in a quiet "garden" neighborhood north-west 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 steps away, with regular connections to Ládví metro station (under 10 minutes). It takes 7 minutes to drive to the Letňany shopping mall and 15 minutes to Holešovice.

The sunny interior features a living room with a fully fitted open plan kitchen, a bedroom, a bathroom including a bathtub and toilet, and an entrance hall. The **terrace** is accessible from both main rooms.

Laminate floors, tiles, automatic aluminum exterior blinds, central heating, custom-made kitchen, Bosch appliances, dishwasher, combo 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.