



## Apartment One-bedroom (2+kk)

Rented

55.1 m<sup>2</sup>, Prague 9, Hloubětín, Sobí





## Apartment One-bedroom (2+kk)

Rented

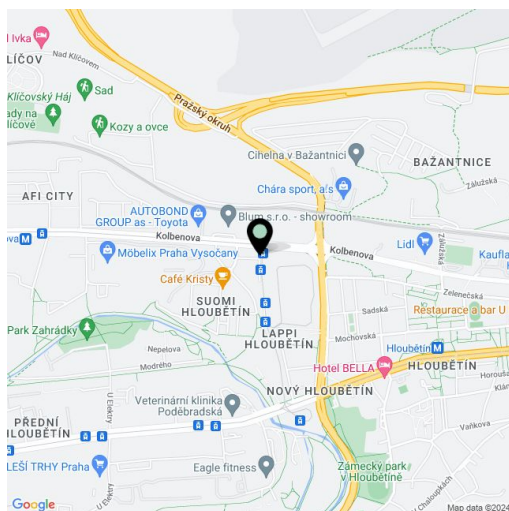
55.1 m<sup>2</sup>, Prague 9, Hloubětín, Sobí

Total area	64 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Loggia	9 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,800. Electricity is billed separately.
PENB	B
Reference number	105573
Available from	02.12.2025

This brand new fully furnished apartment with an enclosed balcony is on the 4th floor of a modern building in a newly built residential complex near the Rokytka Stream. Situated in a quiet and green Prague 9 neighborhood close to Zahrádky Park with a children's playground and the Rokytka Fitness Path. Located mere steps from a tram stop, within easy reach of the Fénix and Galerie Harfa shopping malls and the Sazka Aréna multipurpose venue, and within walking distance of the Kolbenova and Hloubětín metro stations (line B).

The interior features a living room with a fully fitted open plan kitchen, dining area, and access to the **enclosed balcony** with sliding panels, a bedroom with built-in wardrobes, a shower bathroom with a toilet, and an entrance hall.

**Heat recovery ventilation**, vinyl floors, tiles, good quality Italian and French custom-made furniture, automatic exterior blinds, central heating, washer/dryer, dishwasher, induction stove top, **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.