



## Apartment Three-bedroom (4+kk)

Rented

213 m<sup>2</sup>, Praha 8, Libeň, Na Dlážděnce





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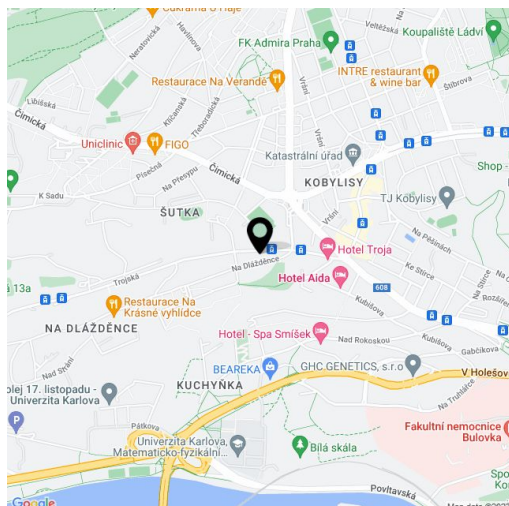
**Rented**213 m<sup>2</sup>, Praha 8, Libeň, Na Dlážděnce

Total area	213 m <sup>2</sup>
Garden	51 m <sup>2</sup>
Parking	Parking available.
Garage	Yes
Cellar	-
PENB	G
Reference number	21497
Available from	Immediately

Brand new 3-bedroom split-level flat with a 51 m<sup>2</sup> garden, 2 terraces and views of Prague, situated on the ground and first floor of a new building in Trojské výhledy Residence, with a lift, camera system and parking. Set on a gated plot in a southern slope, and located in a quiet residential neighborhood with quick access to the city center. Kobylisy metro station within walking distance, full amenities incl. the Šutka Aquapark in the area. Park and children's playground right behind the project.

The lower floor features living / dining room with a fully fitted open kitchen and terrace (12 m<sup>2</sup>) access, master bedroom with a shower bathroom and a walk-in closet, utility room, and a guest toilet. The upper floor includes two more bedrooms with wardrobes, an 11 m<sup>2</sup> terrace facing the garden, bathroom with tub, walk-in closet, and entry hall.

Wooden floors, security entry door, dishwasher, video entry phone, alarm, chip entry to the building. Two parking spaces included (one in the garage, one outside). Monthly deposit for common building charges and utilities CZK 4500. Electricity is billed separately (transfer to the tenant). Interior 139 m<sup>2</sup>, terraces 23 m<sup>2</sup>, garden 51m<sup>2</sup>.



\* 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.