



## Apartment Two-bedroom (3+kk)

Rented

74 m<sup>2</sup>, Praha 4, Libuš, Libušská





## Apartment Two-bedroom (3+kk)

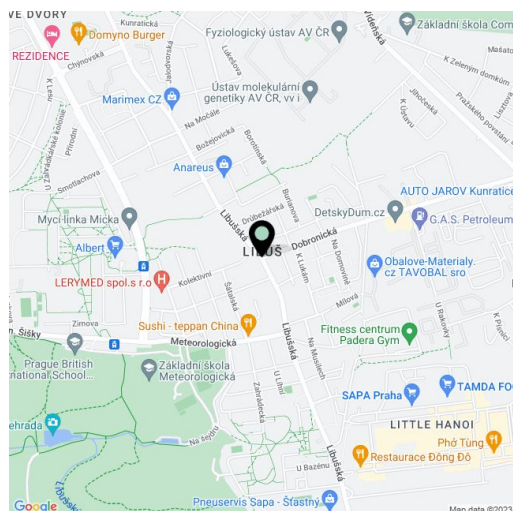
**Rented**74 m<sup>2</sup>, Praha 4, Libuš, Libušská

Total area	78 m <sup>2</sup>
Floor area*	74 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	On-site parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22255
Available from	Immediately

Furnished good standard 2-bedroom attic flat with a balcony, situated on the second floor with lift in the modern project Jistebnická Residence, in a quiet residential area in Libuš, Prague 4. Located just a few minutes from the PBS, British international school, approx. a 20 minute drive to the city center, with regular bus connections to metro, lines B and C. Within walking distance of health, sports, and shopping facilities, convenient to the Modřanská rokle, Kunratický and Michelský Forests, with ample opportunities for sports and relaxation.

The interior includes living room with a fireplace, fully fitted open kitchen, dining area and balcony access, two bedrooms, bathroom with bath tub, walk-in shower and toilet, walk-in closet, and entry hall.

Good quality laminated floors, tiles, high ceilings, security entry door, Laufen and Hansgrohe bathroom fittings, insect net, teak floor on the balcony, dishwasher, audio entry phone, basement storage unit. Secure gated project, lift from the garage, chip operated entry to the building. One covered parking space available. Common building charges and deposit for utilities are billed separately.



\* 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.