



## Apartment Two-bedroom (3+kk)

Rented

100 m<sup>2</sup>, Prague 8, Libeň, V Zahradách





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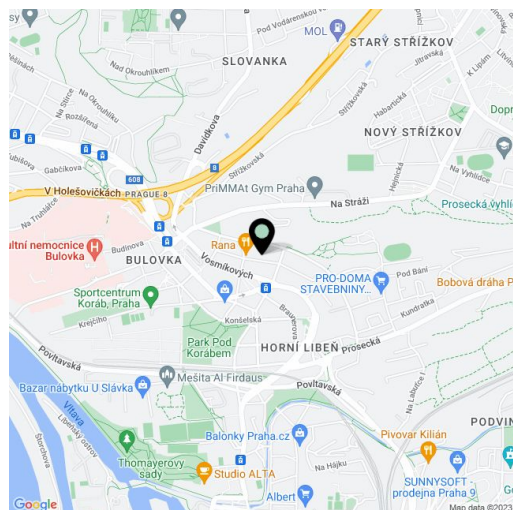
**Rented**100 m<sup>2</sup>, Prague 8, Libeň, V Zahradách

|                  |                            |
|------------------|----------------------------|
| Total area       | 126 m <sup>2</sup>         |
| Floor area*      | 100 m <sup>2</sup>         |
| Balcony          | 6 m <sup>2</sup>           |
| Terrace          | 20 m <sup>2</sup>          |
| Parking          | Two garage parking spaces. |
| Garage           | Yes                        |
| Cellar           | Yes                        |
| PENB             | B                          |
| Reference number | 23748                      |
| Available from   | Immediately                |

Benefiting from a 20 m<sup>2</sup> terrace and a 6 m<sup>2</sup> balcony, this is a brand new fully furnished 2-bedroom design flat with green views of the Prosecké skály Rocks. Situated on the sixth top floor of a new Studánka Residence project with underground parking. Located in a quiet street in Prague 8, Libeň, with quick access to the city center and amenities. Tram connections to metro, nearest station Kobylisy, convenient to Mladá Boleslav and Hradec Králové highways.

The interior features living room with a fully fitted open plan kitchen and terrace access, master bedroom with balcony access, second bedroom (or study), bathroom with bathtub and toilet, a guest toilet, and entrance hall with built-in wardrobes.

High standard equipment and furnishings, laminated floors, tiles, security entry door, color changing lighting fixtures, fiber optic Star Ceiling and blackout blinds in the master bedroom, high quality audio system throughout incl. the terrace, gas boiler, dishwasher, coffee maker, microwave oven, wine fridge, terrace grill and furniture, three TV sets, alarm, lift, cellar, bike storage in the building. Two parking spaces included. Common building charges and water around CZK 3000 per month. Gas and electricity 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.