



## Apartment Two-bedroom (3+kk)

Rented

71 m<sup>2</sup>, Prague 8, Kobylisy, Čumpelíkova





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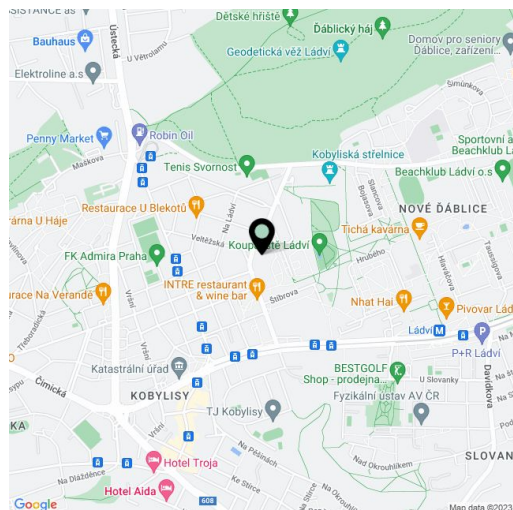
**Rented**71 m<sup>2</sup>, Prague 8, Kobylisy, Čumpelíkova

Total area	85 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	25684
Available from	Immediately

Brand new 2-bedroom 2-bathroom flat with a balcony, an enclosed balcony and views of the green residential neighborhood, on the third floor of the newly built residence Atrium Kobylisy with underground parking. Located just a few minute walk from Kobylisy metro station (11 minutes to the city center), bus and tram stops. Area with great public amenities incl. shopping, school, kindergarten, bank, restaurants and Šutka Aqua Park. Convenient to the natural preserve Havránka, Čimický háj and Velká Skála.

The interior features living room with a fully fitted open kitchen and balcony, master bedroom with an en-suite bathroom (walk-in shower, toilet), second bedroom, family bathroom (bathtub, toilet), and entry hall. Both bedrooms have access to the enclosed balcony.

Wooden floors, tiles, floor heating, security entry door, built-in wardrobes, automatic outdoor blinds, dishwasher, video entry phone, cellar. Two garage parking spaces included. Deposit for common building charges and water around CZK 3000/month for two persons. Electricity and gas are billed separately. Interior 71 m<sup>2</sup>, balcony 6 m<sup>2</sup>, enclosed balcony 8 m<sup>2</sup>, basement storage unit 6 m<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.