



## Apartment Four-bedroom (5+kk)

Rented

128 m<sup>2</sup>, Prague 9, Hloubětín, Granitova





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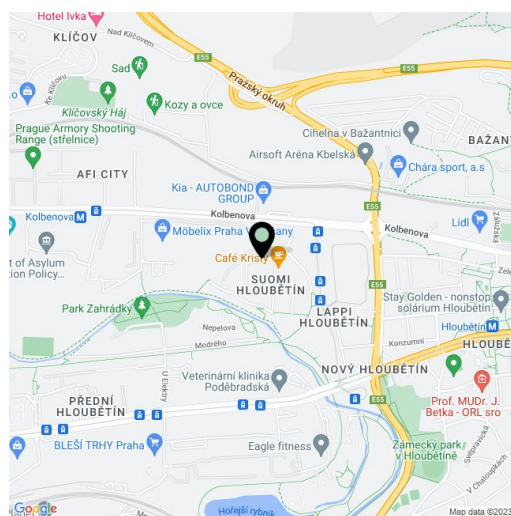
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Total area	156 m <sup>2</sup>
Floor area*	128 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	24 m <sup>2</sup>
Parking	Two underground garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Common building charges, water, and heating are around CZK 6,900 per month. Electricity is billed separately.
PENB	B
Reference number	27680
Available from	Immediately

This spacious apartment with a 24 sq. m. terrace, balcony, and 2 bathrooms is situated on the fourth floor of a modern residential complex with underground parking. Located in a quiet Prague 9 neighborhood right next to Zahrádky Park with the Rokytká Fitness Path, within easy reach of the Fénix and Galerie Harfa shopping malls, the Sazka Aréna multipurpose venue, several tram stops, and the Kolbenova and Hloubětín metro stations (line B).

The interior features a 32 sq. m. living room with a fully fitted open plan kitchen and access to the **terrace**, a master bedroom with an en-suite bathroom and **balcony**, three additional bedrooms, a family bathroom, a storage room, a guest toilet, and an entrance hall.

Featuring wooden floors, tiles, a security entry door, built-in wardrobes, exterior blinds, central heating, a Technistone kitchen worktop, and a **basement storage unit**. **Two underground garage parking spaces** are included. Available from July 2023.



\* 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.



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