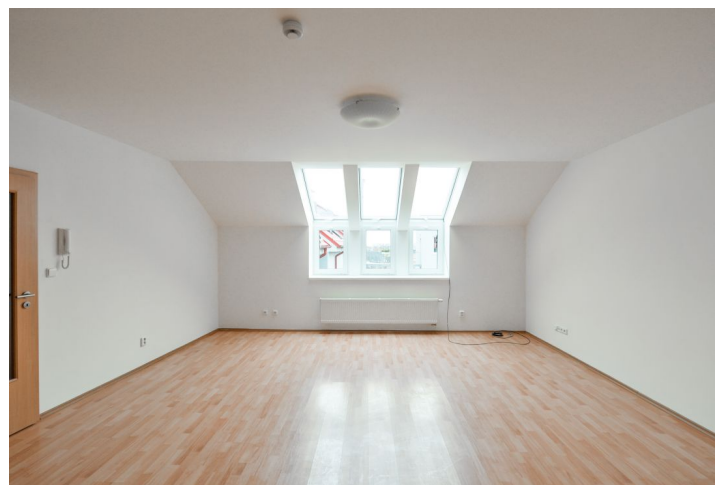




## Apartment Two-bedroom (3+kk)

Rented

110 m<sup>2</sup>, Prague 4, Libuš, Libušská





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Rented

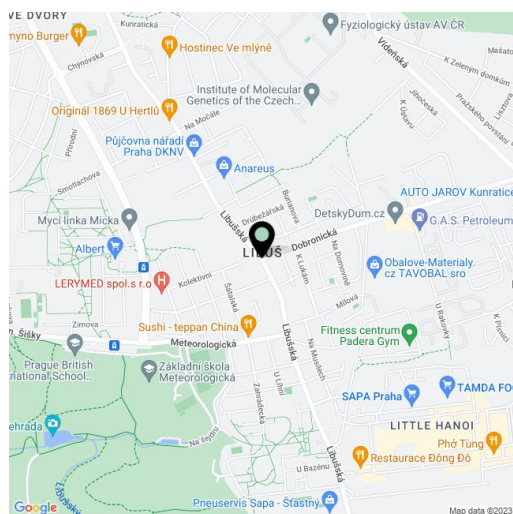
110 m<sup>2</sup>, Prague 4, Libuš, Libušská

Total area	123 m <sup>2</sup>
Floor area*	110 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	On-site garage space included.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges, water, and heating CZK 5,000/month. Electricity - transferred to the tenant.
PENB	G
Reference number	2845
Available from	Immediately

This split-level attic apartment with 2 bathrooms and a 13 sq. m. terrace is on the second floor of the modern Jistebnická Residence project, in a quiet residential area in 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 the 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 lower level includes a living room with a fully fitted open plan kitchen, one bedroom, a bathroom with a bathtub, a separate toilet, and a spacious entry hall. The upper floor offers a gallery with access to the terrace, an additional bedroom also with access to the terrace, and a bathroom with a bathtub and toilet.

Laminate floors, French windows, security entry door, dishwasher, microwave oven, **basement storage unit**. **Secure gated complex**, elevator from the garage, chip operated entry to the building. One on-site **garage parking** space in the building included in the price.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.