



## Apartment Two-bedroom (3+kk)

Rented

69 m<sup>2</sup>, Praha 8, Libeň, V Holešovičkách





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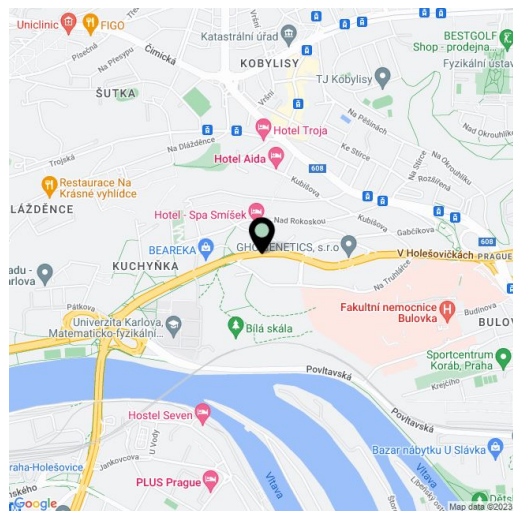
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Total area	72 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	28781
Available from	Immediately

Fully furnished & renovated, this 2-bedroom flat with a balcony and access to a shared garden is situated on the upper ground floor of a well kept 1920's villa. Situated in a green residential area in Prague 8, three bus stops from the Nádraží Holešovice metro station, two tram stops from the Kobylisy metro. Location with good public amenities in the neighborhood, incl. a playground, restaurants, wellness centers, bowling venues, the Prague Zoo, Botanical Garden, a cycle path, Čimický and Ďáblický háj Parks and the Štuka water park. Just a five min. drive to the Letňany shopping center.

The flat offers a living room with a fully fitted open kitchen and dining space, one bedroom with a **balcony** facing the garden, a built-in sleeping gallery and large storage space, second bedroom also with a sleeping gallery, a bathroom with bathtub, a separate toilet, a fitted **walk-in closet**, and an entrance hall with built-in storage and heated floor.

**Original solid wood parquet flooring**, tiles, new casement windows with soundproof glazing, optimal air-flow ventilation system (CO2 detection), security entry door, gas boiler, washer, dishwasher, induction cooktop, microwave oven, wine fridge, TV with a soundbar system, **cellar, shared garden** with a pergola suitable for BBQ. Common building charges and deposit for utilities CZK 3730/month for three persons. Available from May 2018 (or earlier).



\* 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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