



## Apartment Three-bedroom (4+kk)

Rented

87 m<sup>2</sup>, Prague 8, Libeň, Lhotákova





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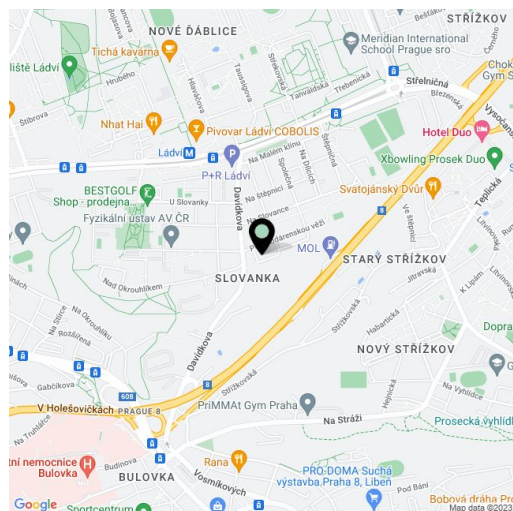
**Rented**87 m<sup>2</sup>, Prague 8, Libeň, Lhotákova

Total area	142 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Terrace	55 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	30419
Available from	Immediately

Boasting a private atmosphere and a 55 m<sup>2</sup> roof terrace offering far reaching 300° panoramic views incl. the Petřín Hill, this is a fully furnished 3-bedroom apartment on the fifth top floor of a modern residential project with underground parking. Located in a quiet Prague 8 neighborhood with quick access to the city center, within easy reach of full amenities incl. a swimming pool, just a short walk to Ládví metro station, line C (seven min.).

The interior features a living room with dining area and a fully fitted open kitchen, one bedroom incl. a fitted **walk-in closet** and a built-in wardrobe, a children's bedroom with a **built-in closet** and automatic external blinds, and a study (or third bedroom). There is a bathroom (**air massage bathtub**, walk-in shower, toilet), an additional separate toilet, utility room, and entrance hall with built-in wardrobes and storage. The terrace is accessible from the living room and master bedroom. There is a private secure 7 m<sup>2</sup> storage room in the corridor of the building.

**Roof terrace with awning and pergola, wooden floors, tiles, security entry door, central heating, light dimmers, blinds, insect nets, washing machine, dishwasher, induction cooktop, microwave oven, wine fridge, TV, alarm, garden furniture, lift straight from the garage, basement storage unit, pram and bike storage in the building. Two garage parking spaces included.** Monthly deposit for service charges, water and heating CZK 5200. Electricity is 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.