



Apartment Three-bedroom (4+kk)

Rented

120 m², Prague 8, Libeň, Nad Rokoskou





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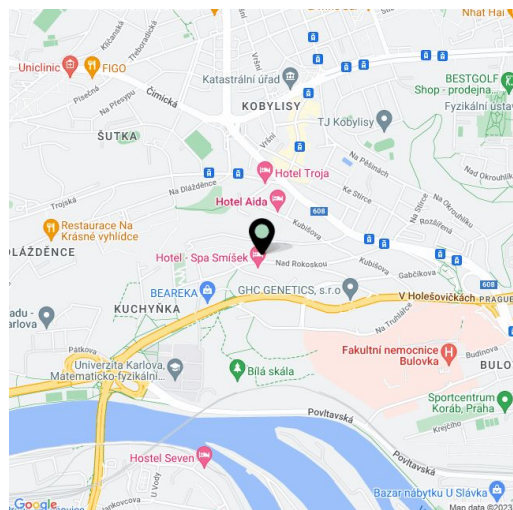
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Total area	140 m ²
Floor area*	120 m ²
Balcony	5 m ²
Terrace	15 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	31206
Available from	Immediately

Boasting a balcony and a 15 m² terrace providing green views, this 2-3-bedroom 2-bathroom renovated apartment comes equipped with designer furniture. It is situated on the first floor in a modern building with underground parking in a green residential neighborhood in Prague 8. Located a few bus stops from the Nádraží Holešovice metro station or, in the opposite direction, the Kobylisy metro station. In a neighborhood with complete urban amenities, incl. playgrounds, shops, restaurants, banks, theaters, fitness and wellness centers, a bowling alley, and the Šutka Water Park. Convenient access to the Prague ZOO, Botanical Garden, and Stromovka Park.

The interior features a living room with a fully integrated kitchen with access to the **terrace**, three bedrooms (one is walk-through), a **balcony** off the back bedroom, an en-suite bathroom (with a bathtub), a family bathroom (walk-in shower, toilet), a separate toilet, and an entrance hall.

Cast floors with underfloor heating, a security entry door, French windows, automatic internal roller blinds, built-in wardrobes in the bedrooms and the hall, central heating, LED lighting, washer, dishwasher, TV, alarm, **cellar**, camera system, elevator. One **garage parking** space included. Courtyard parking can be arranged at an additional fee. Service charges, water, and heating are approx. CZK 6,000 per month. 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.



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