svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

# Apartment Studio (1+kk)

**Rented**

54 m², Prague 8, Libeň, U Libeňského pivovaru

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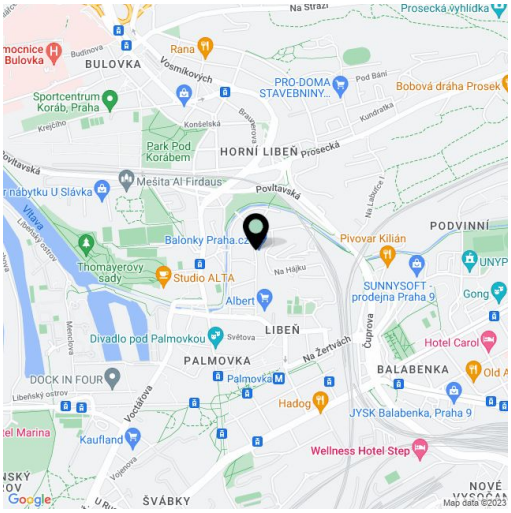
| | |
|---|---|
| **Total area** | 55 m² |
| **Floor area*** | 54 m² |
| **Balcony** | 1 m² |
| **Parking** | Garage parking. |
| **Garage** | Yes |
| **Cellar** | Yes |
| **PENB** | B |
| **Reference number** | 31253 |
| **Available from** | Immediately |




* 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.

**This atypical furnished loft apartment with a small balcony is on the 6th floor of the X-LOFT residential project, a modern low energy building with underground parking and camera surveillance system. Located in a quiet street in Libeň, Prague 8, right across from a park leading to the Rokytka River, area with quick access to full amenities and the city center, one tram stop from the Palmovka metro station. Local amenities include a wide range of shops and services, schools, Thomayerovy sady Park, numerous sports facilities and a nearby bike trail.**

The interior features a living room with a fully fitted open kitchen and French windows leading to a small **balcony**, a spacious open gallery - bedroom - with built-in storage and a study area, a bathroom (bathtub with a shower screen, toilet), and an entrance hall with a large wardrobe.

**Heat recovery system**, **hardwood floors**, tiles, security entry door, **triple glazed wooden windows**, automatic roller blinds, central heating, dishwasher, cable TV connection, **cellar**, chip entry to the building. A **garage parking** space is included. Service charges, heating and water CZK 2800 per month. Electricity is billed separately.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