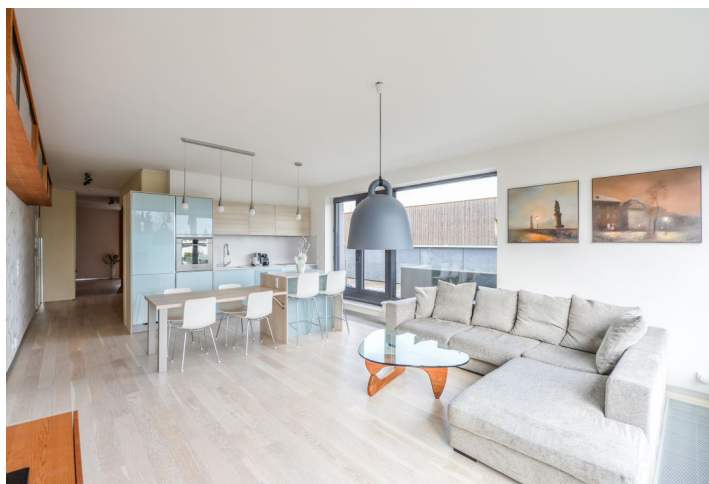




## Apartment Two-bedroom (3+kk)

Rented

105 m<sup>2</sup>, Praha 8, Kobylisy, Javorová





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Rented

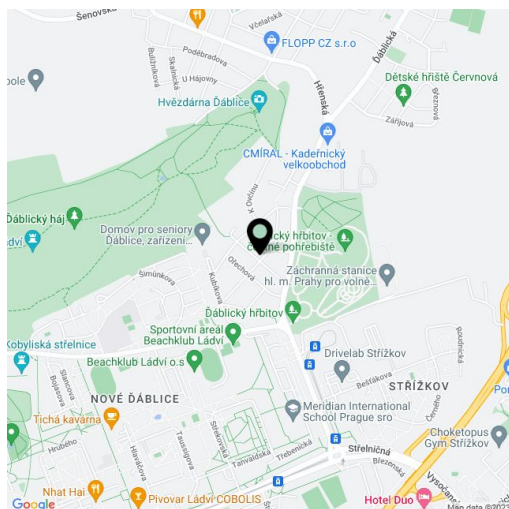
105 m<sup>2</sup>, Praha 8, Kobylisy, Javorová

Total area	120 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	31353
Available from	Immediately

Benefiting from a 10 m<sup>2</sup> terrace and quiet green surroundings, this high standard 2-bedroom flat is situated on the third top floor of a modern gated residence with 24/7 reception, security and underground parking. Located right on the edge of Ďáblický Háj Forest, convenient to the D8 Motorway, Teplice and Mladá Boleslav exits, sports facilities and shopping (Letňany, Čakovice, Měšice). A five min. walk to a bus stop, a five min. ride to Ládví metro station.

The apartment includes a spacious living room with a dining area and a fully fitted open kitchen, two bedrooms, an open **study**, a shower room with a toilet, and an entrance hall with large built-in wardrobes. The **terrace** is accessible from the living room and one bedroom.

Green views, wooden floating floors, tiles, custom made built-in storage, security entry door, central heating, automatic external blinds, washer, dryer, dishwasher, induction cooktop, garden furniture, TV, 6 m<sup>2</sup> **cellar**, camera system. One **garage parking** space is included. Service charges incl. reception, water and heating approx. CZK 5000 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.