svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

# Apartment Two-bedroom (3+kk)

**Rented**

71.2 m², Praha 9, Hloubětín, Nepelova

**Svoboda & Williams s.r.o.**
**info@svoboda-williams.com**
www.svoboda-williams.com

**Prague**
+420 257 328 281
+420 724 551 238

**Brno**
+420 543 250 711
+420 724 551 238

**Bratislava**
+421 948 939 938


**PDF created**
25. 11. 2024, 14:40

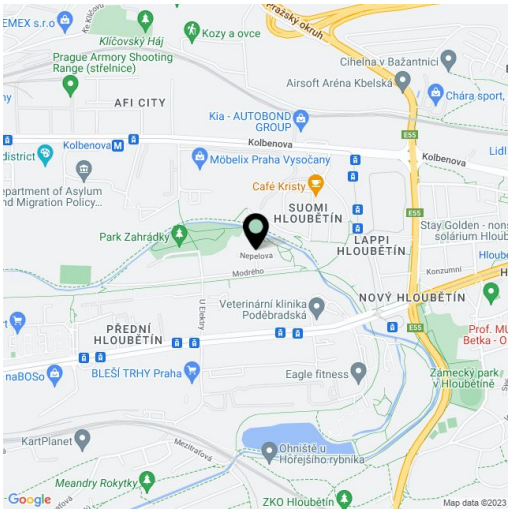
svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

# Apartment Two-bedroom (3+kk)

**Rented**

71.2 m², Praha 9, Hloubětín, Nepelova

| | |
|---|---|
| **Total area** | 121 m² |
| **Floor area*** | 71 m² |
| **Terrace** | 50 m² |
| **Garden** | 450 m² |
| **Parking** | One garage space and one outdoor parking space. |
| **Garage** | Yes |
| **Cellar** | Yes |
| **Service price** | Monthly deposit for services, water, heating, electricity, and garden maintenance: CZK 10,000 per month for 2 people. |
| **PENB** | C |
| **Reference number** | 32793 |
| **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.

**Boasting a 450 sq. m. private garden and a 50 sq. m. terrace, this completely furnished 2-bedroom apartment on the ground floor of a modern residential project with underground parking is located in a quiet Prague 9 neighborhood right next to Zahrádky Park, the Rokytka Stream with a fitness trail, bike path, and children's playgrounds. Within easy reach of rich amenities, a new primary school, and several kindergartens, the Galerie Harfa shopping mall, Sazka Aréna multipurpose venue, and tram stops. Walk through a park to get to the Kolbenova metro station (line B) and the Hloubětín metro is also nearby. Conveniently located for the Mladá Boleslav access road.**

The apartment includes a living room with a fully fitted open plan kitchen and oversized windows with access to the **terrace** and **garden**, two separate bedrooms, a bathroom with a bathtub and toilet, an additional separate toilet with a bidet shower, and an entrance hall.

Quality equipment, laminate floors, tiles, security entry door, built-in wardrobes in one bedroom and the hall, exterior blinds, central heating, washer/dryer, dishwasher, induction cooktop, microwave oven, TV, sound system, alarm that can be connected to a security agency, **cellar**. **Mature garden** with automatic irrigation, garden furniture, large parasol, and awning on the terrace. **One garage parking space and one outdoor parking space** is included.


**Svoboda & Williams s.r.o.**
**info@svoboda-williams.com**
www.svoboda-williams.com

**Prague**
+420 257 328 281
+420 724 551 238

**Brno**
+420 543 250 711
+420 724 551 238

**Bratislava**
+421 948 939 938



**PDF created**
25. 11. 2024, 14:40