



## Apartment Two-bedroom (3+kk)

Rented

71.2 m<sup>2</sup>, Prague 9, Hloubětín, Nepelova





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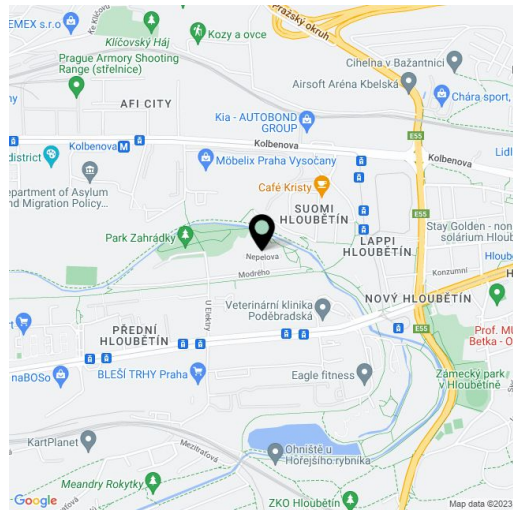
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Total area	121 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Garden	450 m <sup>2</sup>
Parking	One garage space and one outdoor parking space.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating,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

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.



\* 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.