



## Apartment Two-bedroom (3+kk)

Rented

74 m<sup>2</sup>, Praha 9, Libeň, Podvinný mlýn





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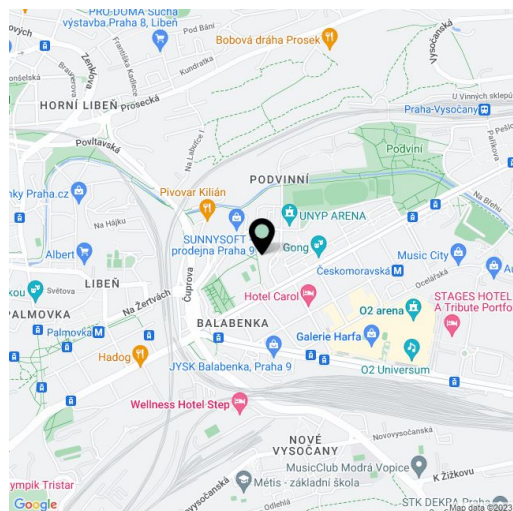
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Total area	95 m <sup>2</sup>
Floor area*	74 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	33591
Available from	Immediately

This unfurnished 2-bedroom corner apartment with 2 terraces (total of 21 m<sup>2</sup>) and beautiful green views, situated on the second floor of a contemporary gated residential project with lots of surrounding greenery, underground parking, a reception and 24/7 security service, steps from the Podvíní Park with the Rokytká river and a bike path. Perfect setting just an 8 min. walk to Českomoravská metro station and tram links, and a 10-15 min. drive to the city center.

The sunny interior features a living room with a fully fitted open plan kitchen and **terrace** access, a bedroom with access to the second **terrace**, a second bedroom with built-in wardrobes and library, a bathroom (bathtub, toilet), and a corridor and an entrance hall with built-in wardrobes and storage.

**Solid wood parquet floors**, tiles, security entry door, **wooden windows**, central heating, external blinds, insect nets, washing machine, dishwasher, microwave oven, video entry phone, UPC cable, **cellar**. One **garage parking** space is included. Service charges, water and heating: CZK 4700/month. Electricity will be transferred to the tenant.



\* 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.