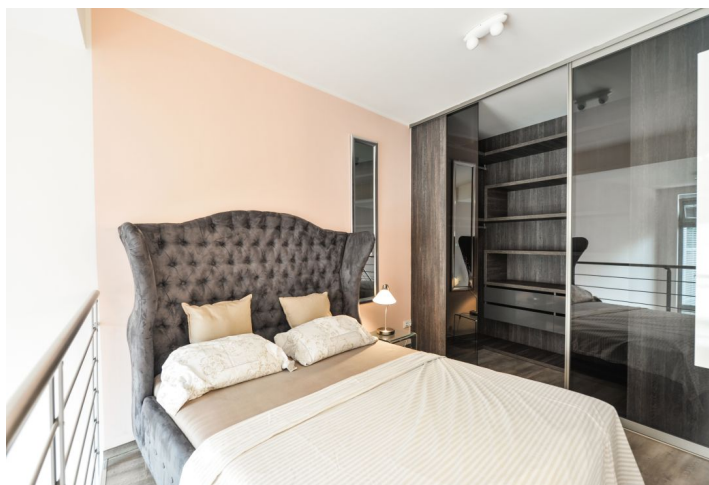
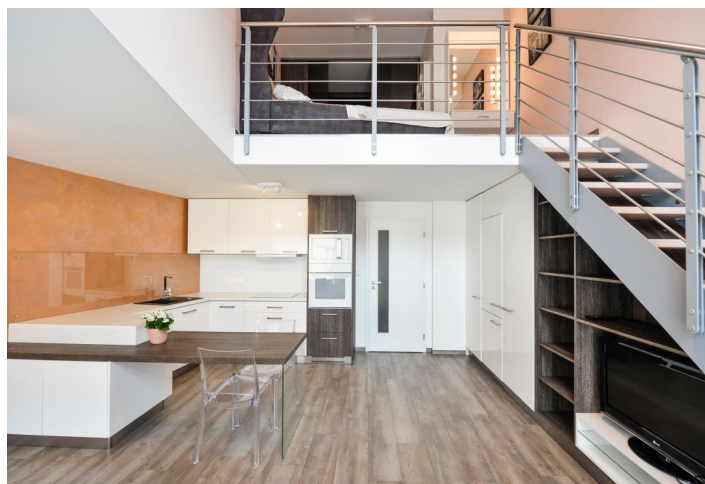
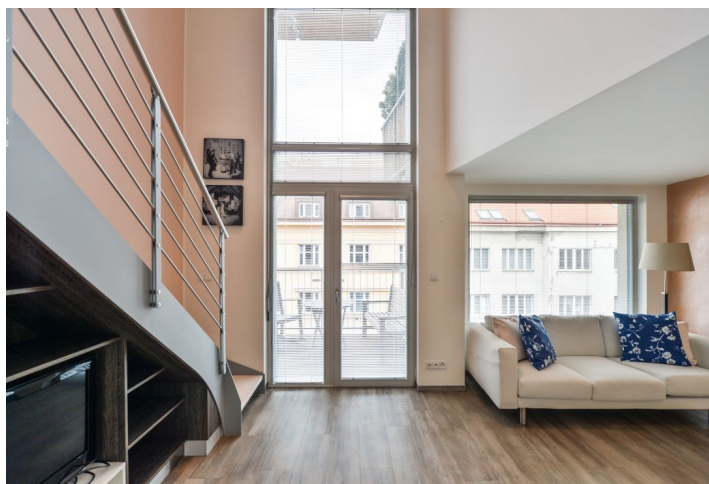




## Apartment Studio (1+kk)

Rented

46 m<sup>2</sup>, Praha 8, Libeň, U Libeňského pivovaru





## Apartment Studio (1+kk)

Rented

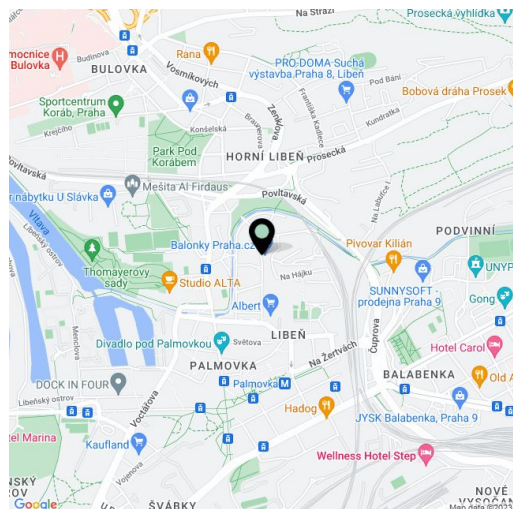
46 m<sup>2</sup>, Praha 8, Libeň, U Libeňského pivovaru

Total area	52 m <sup>2</sup>
Floor area*	46 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	35895
Available from	Immediately

This is a fully furnished loft apartment with a balcony, on the 4th floor in 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 Rokytká River, area with quick access to full amenities and the city center, a 3 min. walk 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 west oriented apartment features a living room with a fully fitted open plan kitchen and a **balcony** facing the street, a large open gallery including a bedroom plus a fitted **walk-in closet**, a bathroom with a bathtub and a toilet, and an entrance hall.

Laminated floors, tiles, security entry door, built-in wardrobes and storage, oversized windows, blinds, central heating, washing machine, dishwasher, microwave oven, garden furniture, TV. On-site **garage parking** can be arranged at an additional fee. Monthly deposit for service charges, water and heating: CZK 2500. Electricity is billed separately (transfer 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.