



Apartment Two-bedroom (3+kk)

Rented

85 m², Prague 9, Vysočany, Svatošových





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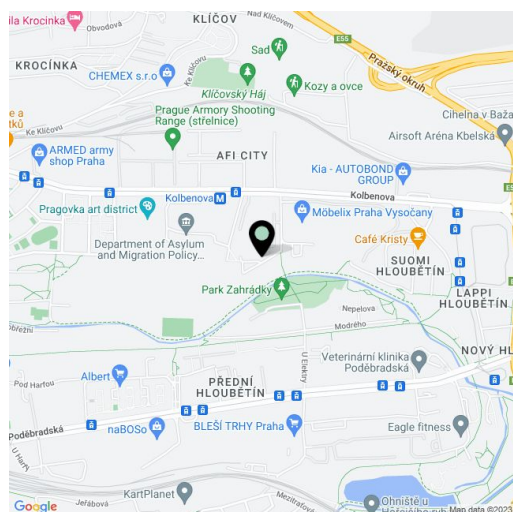
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Total area	92 m ²
Floor area*	85 m ²
Terrace	7 m ²
Garden	238 m ²
Parking	Garage parking can be arranged at an additional fee.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	36197
Available from	Immediately

This is a brand new 2-bedroom apartment with a terrace and a 238 m² garden, on the ground floor of a newly built residential complex in Vysočany, Prague 9. Located in a quiet neighborhood right next to the popular Zahrádky Park with the Rokytka river, a pond, children's playgrounds, a fitness and a bike path, a few min. walk from Kolbenova metro station, line B. Within easy reach of the Pragovka Art District, Fénix and Galerie Harfa shopping malls, and the O2 Arena multipurpose venue.

The apartment includes a living room with a fully fitted open plan kitchen, two bedrooms, a bathroom with a bathtub and a toilet, a **walk-in closet**, an additional separate toilet, and an entrance hall. The **covered terrace** and **garden** are accessible from the living room and one bedroom.

Vinyl floors, tiles, security entry door, safety glass in windows, external blinds, built-in wardrobes, central heating, washing machine, dishwasher, induction cooktop, microwave oven, **cellar**. **Garage parking** can be arranged at an additional fee. Monthly deposit for Service charges, water and heating CZK 5300. Utilities are 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.