



## Apartment Two-bedroom (3+kk)

Rented

93 m<sup>2</sup>, Prague 8, Libeň, U Vlachovky





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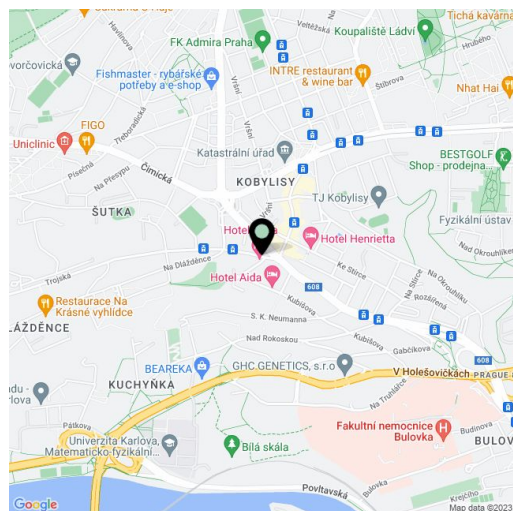
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Total area	115 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	Garage parking space available.
Garage	Yes
Cellar	Yes
Service price	Services, heating, and Internet CZK 8,500 per month. Electricity will be transferred to the tenant.
PENB	G
Reference number	37169
Available from	Immediately

Boasting a 22 sq. m. terrace offering green views, this apartment with 2 bathrooms is situated on the ground floor of a newly built residence with an elevator and on-site parking. Set on the edge of a quiet residential neighborhood in Libeň, just a 5 min. walk from the Kobylisy metro station (11 min. to the city center), with multiple tram and bus links. The location offers full amenities within easy reach including the Stírka outdoor swimming pool, the popular Šutka Water Park, the Havránka nature reserve, Čimický and Ďáblický háj forests, Velká Skála Rocks, the Prague ZOO and Botanical Garden, and more.

The interior features a living room with a fully fitted open plan kitchen and access to the **terrace**, a master bedroom with a **walk-in closet** and an en-suite bathroom (bathtub, toilet), a second bedroom, a family bathroom (walk-in shower, toilet), and an entrance hall.

Vinyl floors, tiles, security entry door, oversized windows, central heating, dishwasher, induction cooktop, video entry phone, alarm, **cellar**. A garage parking space is available at CZK 2,000/per month.



\* 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.



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