



## Apartment Two-bedroom (3+kk)

Rented

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





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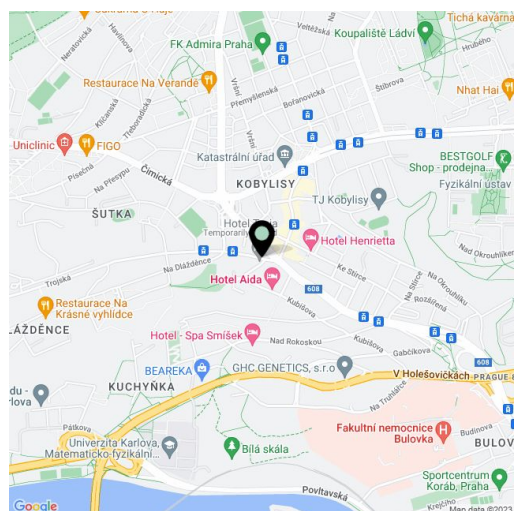
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Total area	86 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Loggia	20 m <sup>2</sup>
Parking	Parking is available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	37174
Available from	Immediately

Boasting a 20 m<sup>2</sup> enclosed balcony offering views of the surrounding greenery, this 2-bedroom flat is situated on the first floor of a recently built residence with a lift and on-site parking. Set on the edge of a quiet residential neighborhood in Libeň, just a 5 min. walk from 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 Štírka outdoor swimming pool, the popular Štírka Water Park, the Havránka natural 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, 2 bedrooms, a bathroom with a bathtub and a toilet, an additional separate toilet, and an entrance hall. The **enclosed balcony** is accessible from all main rooms.

Vinyl floors, tiles, security entry door, oversized windows, central heating, dishwasher, induction cooktop, video entry phone, **cellar**. A garage **parking** space or an outdoor space is available at CZK 2,000 / 1,500 per month. Common building charges incl. heating and Internet CZK 4,000/month. Electricity will be transferred to the tenant's name.



\* 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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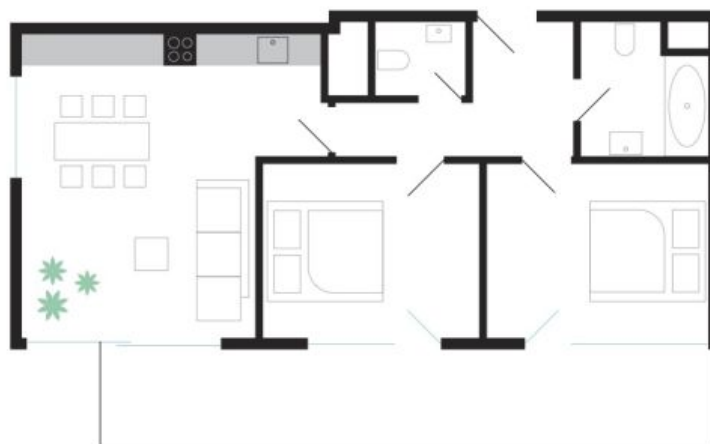
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# Byt 2B9

Označení bytu	2B9
Plocha	66,0 m <sup>2</sup>
Patro	2

Obytná místnost	26,4 m <sup>2</sup>
Ložnice	12,8 m <sup>2</sup>
Ložnice	12,4 m <sup>2</sup>
Koupelna	4,6 m <sup>2</sup>
WC	1,8 m <sup>2</sup>
Předstřih	8,0 m <sup>2</sup>
Ložnice	19,9 m <sup>2</sup>



**Vila Vlachovka**  
Bydlete nad Prahou.