



## Apartment Two-bedroom (3+kk)

Rented

94 m<sup>2</sup>, Praha 8, Libeň, U Vlachovky





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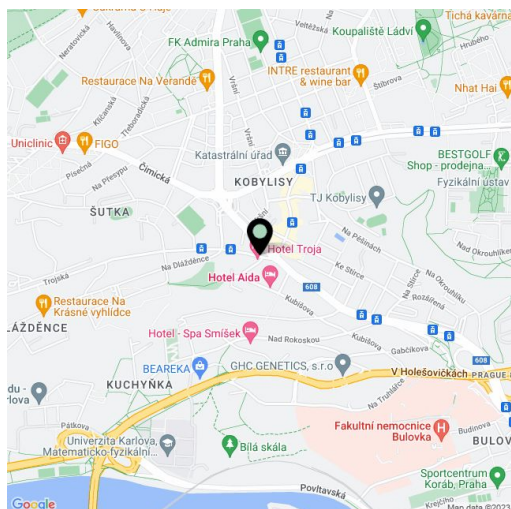
94 m<sup>2</sup>, Praha 8, Libeň, U Vlachovky

Total area	139 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Terrace	45 m <sup>2</sup>
Parking	Parking is available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	37185
Available from	Immediately

Boasting a 45 sq. m. terrace offering views of the city and the surrounding greenery, this unfurnished 2-bedroom 2-bathroom apartment is situated on the third floor of a 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, the Čimický and Ďáblický háj forests, the Velká Skála Rocks, the Prague ZOO and Botanical Garden, and more.

The interior features a living room with a fully fitted open plan kitchen, a master bedroom with an en-suite shower room with a toilet, a second bedroom, a family bathroom including a bathtub and a toilet, and an entrance hall. The **terrace** is accessible from all main rooms and the en-suite bathroom.

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 per month. Common building charges and Internet CZK 6,700/month. Electricity will be transferred to the tenant's name. **NO COMMISION**. Available from August 10th, 2022.



\* 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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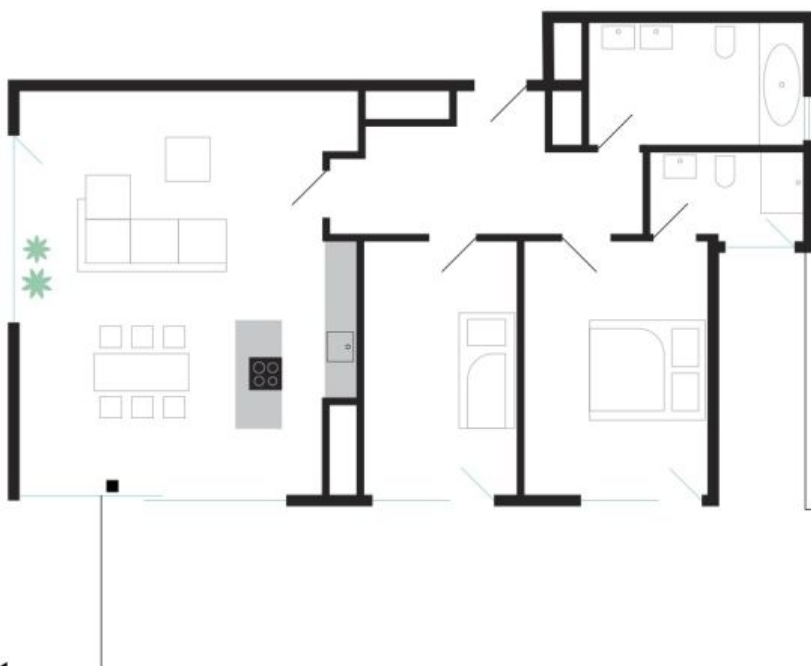
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Označení bytu	4B19
Plocha	94,2 m <sup>2</sup>
Patro	4
Obytná místnost	43,5 m <sup>2</sup>
Ložnice	15,3 m <sup>2</sup>
Ložnice	12,9 m <sup>2</sup>
Koupelna	7,5 m <sup>2</sup>
Koupelna	3,6 m <sup>2</sup>
Předsíň	11,4 m <sup>2</sup>
Terasa	45,4 m <sup>2</sup>

## Byt 4B19



**Vila Vlachovka**  
Bydlete nad Prahou.