



## Apartment One-bedroom (2+kk)

Rented

59 m<sup>2</sup>, Praha 9, Libeň, Čihákova





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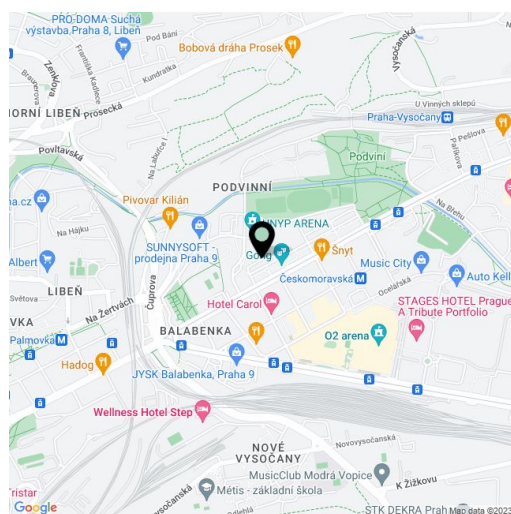
59 m<sup>2</sup>, Praha 9, Libeň, Čihákova

|                  |                   |
|------------------|-------------------|
| Total area       | 59 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 40448             |
| Available from   | Immediately       |

This is a completely refurbished bright 1-bedroom apartment on the first floor of a well kept residential building with a lift and a shared gated garden available for residents. Situated in close vicinity of the Podviní park and the Gong theater, within easy reach of the Harfa shopping mall and the O2 Arena multipurpose venture. Located near the Českomoravská metro station, line B, with quick access to the city center by trams.

The apartment includes a living room with a fully fitted open plan kitchen and a dining area, a bedroom with built-in wardrobes, a shower room, a separate toilet, and a spacious entrance hall with built-in wardrobes. Both main rooms offer nice green views of the quiet gated courtyard with seating and a campfire ring.

New **hardwood floors** and triple glazed windows, ample storage, central gas heating, washer / dryer, dishwasher, wine fridge, **cellar**. Monthly deposit for service charges, heating and water: CZK 2500/month. Electricity is paid 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.



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TABULKA MÍSTNOSTÍ

| Č.  | Název místnosti       | Plocha (m <sup>2</sup> )   |
|-----|-----------------------|----------------------------|
| 101 | CHODBA                | 7,00                       |
| 102 | KOUPELNA              | 3,75                       |
| 103 | WC                    | 1,14                       |
| 104 | OBÝVACÍ POKOJ + KUCH. | 27,30                      |
| 105 | LOŽNICE               | 19,35                      |
|     |                       | <b>58,54 m<sup>2</sup></b> |