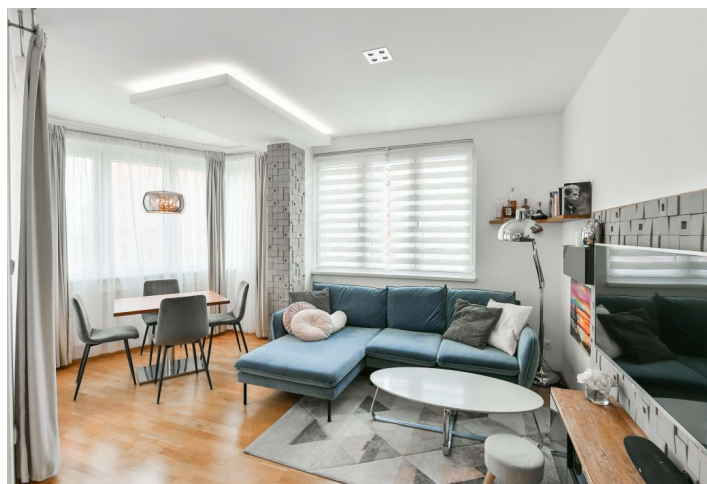




## Apartment Two-bedroom (3+kk)

Rented

80.94 m<sup>2</sup>, Praha 9, Libeň, U Svobodárny





## Apartment Two-bedroom (3+kk)

**Rented**

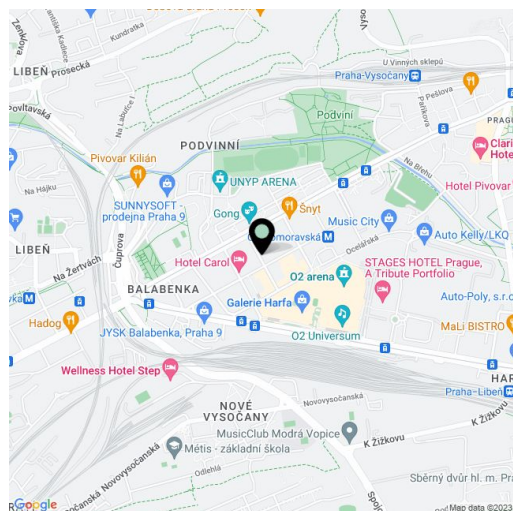
80.94 m², Praha 9, Libeň, U Svobodárny

|                  |  |
|------------------|--|
| Total area       | 85 m²  |
| Floor area*      | 81 m²  |
| Loggia           | 4 m²   |
| Parking          | Garage parking.  |
| Garage           | Yes  |
| Cellar           | -  |
| Service price    | Monthly deposit for services, water, and heating: CZK 6,000. Electricity is billed separately. |
| PENB             | C  |
| Reference number | 41603  |
| Available from   | Immediately  |

This furnished apartment for rent with a balcony is on the 2nd floor of the Drahobejlova Residence (2014) with a camera system and underground parking. Set in a Prague 9 residential neighborhood just steps from a tram stop, a five-minute walk from the Českomoravská metro station (line B), the Galerie Harfa shopping mall, and the O2 Arena multipurpose venue. Apart from great amenities, the location offers plenty of green spaces for relaxation and sports opportunities (a popular bike path), for example in the nearby Podvíní Park and along the Rokytká Stream.

The interior features a living room with a fully fitted open plan kitchen and dining area, a master bedroom with a built-in wardrobe, a second bedroom, a bathroom including a bathtub and walk-in shower, a separate toilet, a storage room, and an entrance hall. The **balcony** is accessible from the living room and the master bedroom.

**Hardwood floors**, tiles, dishwasher, induction cooktop, microwave oven, wine fridge. A **garage parking** space is included in the rent.



\* 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.



# Apartment Two-bedroom (3+kk)

Rented

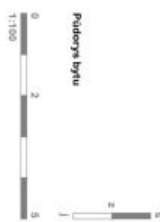
80.94 m<sup>2</sup>, Praha 9, Libeň, U Svobodárny

3+KK

| 3. NP           |                      |
|-----------------|----------------------|
| Měrnost         |                      |
| 303.01 předstěn | 9,25 m <sup>2</sup>  |
| 303.02 balkon   | 17,77 m <sup>2</sup> |
| 303.03 kuchyně  | 10,20 m <sup>2</sup> |
| 303.04 pokoj    | 17,88 m <sup>2</sup> |
| 303.05 pokoj    | 1,89 m <sup>2</sup>  |
| 303.06 wc       | 1,91 m <sup>2</sup>  |
| 303.07 koupelna | 5,30 m <sup>2</sup>  |
| 303.08 křižník  | 3,70 m <sup>2</sup>  |



Plán byl vypracován podle skutečného stavu a není zárukou, že odpovídá skutečnému stavu. Pro více informací kontaktujte makléře.



**schématický řez**

9. NP  
8. NP  
7. NP  
6. NP  
5. NP  
4. NP  
3. NP  
2. NP  
1. NP

**schéma podlaží**

Typ bytu: 3+KK  
Orientace: jih, východ  
Plocha bytu: 80,94 m<sup>2</sup>  
Balkon / terace: 3,70 m<sup>2</sup>  
Terace: -  
Garážové stání: -

**MEI** AGENČNÍ KANCELÁŘ NEKRETNOSTÍ

**PRAGA** DĚLÁHOBEJLOVA

Dřahobějlova  
U Svobodárny