



## Apartment Two-bedroom (3+kk)

Rented

75 m<sup>2</sup>, Prague 4, Libuš, Libušská





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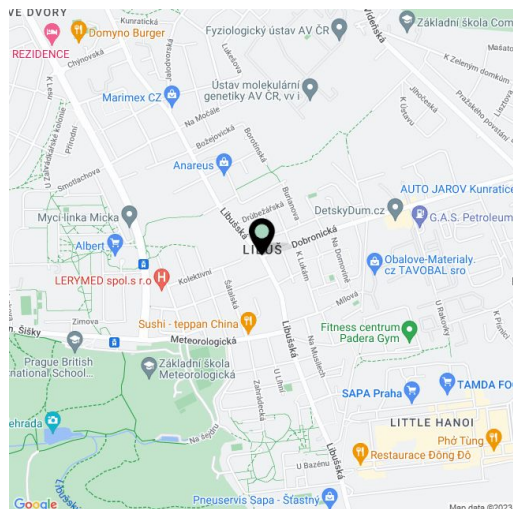
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Total area	101 m <sup>2</sup>
Floor area*	75 m <sup>2</sup>
Terrace	26 m <sup>2</sup>
Parking	On-site garage space included.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	8825
Available from	Immediately

Modern 2-bedroom flat with a 26 m<sup>2</sup> terrace facing the courtyard, on the first floor in the Jistebnická Residence project, in a quiet residential area in Prague 4. Located just a few minutes from the PBS - a British international school, approx. a 20 minute drive to the city center, with regular bus connections to metro, lines B and C. Within walking distance of health, sports, and shopping facilities, convenient to the Modřanská rokle, Kunratický and Michelský Forests, with ample opportunities for sports and relaxation.

The apartment includes living room with a fully fitted open kitchen and **terrace** access, two separate bedrooms, walk-in closet, bathroom with bath, a separate toilet, and an entry hall.

Laminated floors, tiles, French windows, security entry door, washer, dishwasher, microwave oven, **basement storage unit**. **Secure gated complex**, lift from the garage, chip operated entry to the building. One on-site **garage parking space** included. Deposit for common building charges, water and heating CZK 3,500/month. Electricity will be transferred to the tenant. Available from July 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.