

## Apartment Two-bedroom (3+kk)

Rented

75 m<sup>2</sup>, Prague 9, Libeň, Podvinný mlýn



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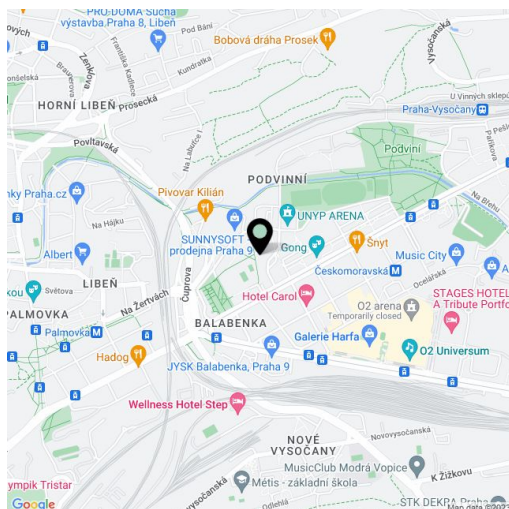
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Total area	83 m <sup>2</sup>
Floor area*	75 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	30362
Available from	Immediately

This modern 2-bedroom apartment with an 8 sq. m. terrace and green views is situated on the first floor of a contemporary residential project with lots of surrounding greenery, a park with a river and a bike path, underground parking, a reception, and 24/7 security. A perfect setting just an 8 min. walk to the Českomoravská metro station and tram links, and a 10-15 minute drive to the city center.

The apartment includes a living room with a fully fitted open plan kitchen and access to the terrace, two bedrooms, a bathroom with a bathtub, an additional separate toilet, a utility room, and an entrance hall.

Quality equipment, Italian Tomassi kitchen, **hardwood floors**, tiles, wooden windows, built-in wardrobes, central heating, washer, dryer, dishwasher, TV, Bose sound system, **cellar**. One **garage parking** space included. Service charges, water, and heating CZK 4,500 per month. Electricity will be transferred to the tenant. Available from November 2022, maybe earlier upon agreement.



\* 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.