

## Apartment Three-bedroom (4+kk)

Rented

94 m<sup>2</sup>, Prague 9, Vysočany, Ocelářská



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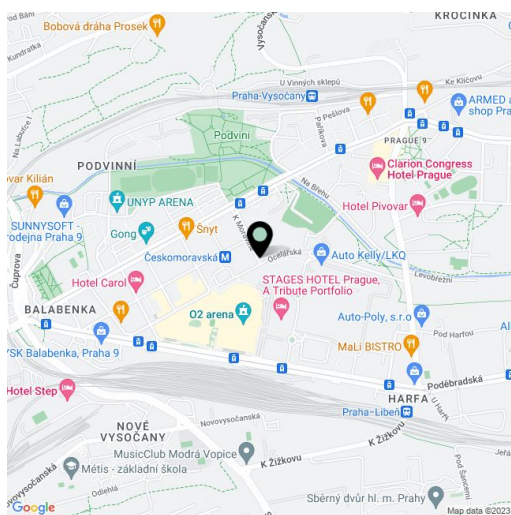
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Total area	94 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	31842
Available from	Immediately

This semi furnished 3-bedroom apartment is on the 7th floor in the unique, contemporary "L Ocelot" building in Vysočany, Prague 9, in the immediate vicinity of the Českomoravská metro station, O2 Arena multipurpose venue and Galerie Harfa shopping mall, and within walking distance of the Vysočanská metro station and Fénix shopping center. Preserving the historic industrial spirit of the location, the innovative building won the 2008 Best of Realty - Residential projects award. Building amenities include high security, camera system, ingenious ventilation system, chip entry and underground parking.

The interior features a living room with a dining area and a fully fitted open kitchen, two bedrooms with built-in wardrobes, a study / third bedroom, a bathroom incl. a bathtub with a shower screen and a toilet, an additional separate toilet with a bidet shower, utility area, and an entrance hall.

**Concrete walls and ceilings** in some rooms, **oak floors**, tiles, security entry door, built-in storage, triple glazed windows, automatic external blinds, ceiling fans, audio system wiring, central heating, underfloor heating in the bathroom, quality isolation, washer, dryer, Seimatic kitchen with Miele appliances, granite kitchen countertop, dishwasher, induction cooktop, microwave oven, UPC cable, satellite reception, bike / pram storage in the building, **cellar**, unit in the shared **air-conditioned wine cellar**. One **garage parking** space is included. Service charges, water and heating bills are approx. CZK 5000/month. Electricity is billed separately (transfer to the tenant).



\* 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.