

## Apartment One-bedroom (2+kk)

Rented

52 m<sup>2</sup>, Prague 9, Libeň, U Svobodárny



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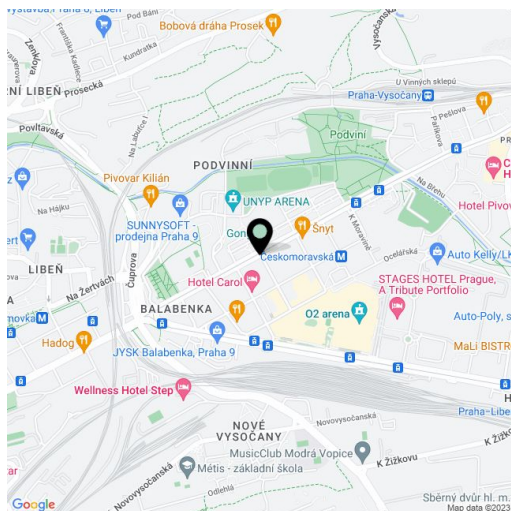
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Total area	60 m <sup>2</sup>
Floor area*	52 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	C
Reference number	35270
Available from	Immediately

This sunny, completely furnished 1-bedroom apartment with a balcony facing a quiet back yard is on the sixth top 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 Podviní Park and along the Rokytka River.

The interior consists of a living room with a fully fitted open plan kitchen and a breakfast bar, one bedroom, a bathroom including a bathtub and a toilet, plus an entrance hall with a built-in wardrobe and large built-in storage space. The **west-facing balcony**, accessible from the living room and the bedroom, provides beautiful views of evening sunsets.

High standard equipment, **hardwood floors**, heated bathroom tiles, Hansgrohe bathroom fixtures, washing machine, plastic windows, blinds, central heating, built-in fridge with freezer, dishwasher, microwave oven, TV. A **garage parking space, UPC internet and TV** is included. Monthly deposit for service charges, water and heating: CZK 2,800. Electricity is billed 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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Č.M.	ÚČEL M.	PLOCHA
709.01	chodba	8.7m <sup>2</sup>
709.02	pokoj+k.k.	38.5m <sup>2</sup>
709.03	koupelna	4.7m <sup>2</sup>
celkem byt		51.9m <sup>2</sup>
709.04	balkon	8.0m <sup>2</sup>

