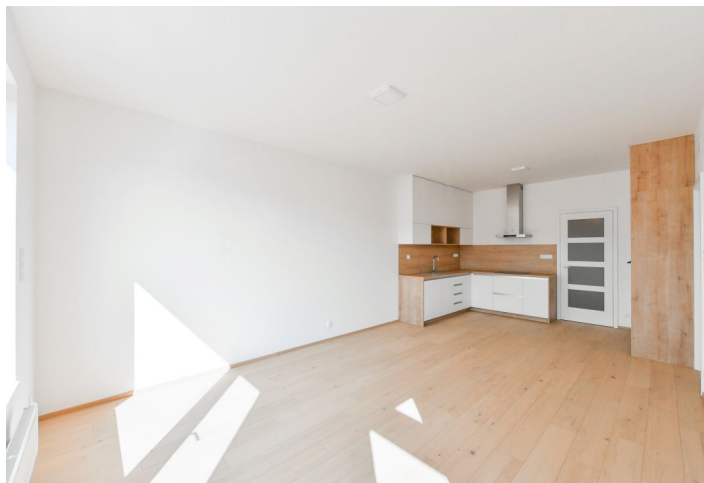


## Apartment One-bedroom (2+kk)

Rented

55.7 m<sup>2</sup>, Prague 8, Dolní Chabry, K Beranovu



## Apartment One-bedroom (2+kk)

Rented

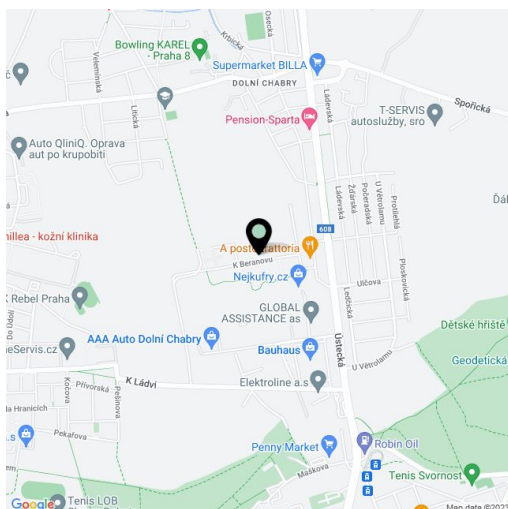
55.7 m<sup>2</sup>, Prague 8, Dolní Chabry, K Beranovu

Total area	73 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	42069
Available from	Immediately

This brand new 1-bedroom apartment with a terrace and far reaching green views is situated on the fourth topmost floor of the contemporary Nové Chabry project. Located in a quiet Prague 8 residential area North of the center of Prague, with quick access to the city center, just a few min. by bus to Kobylisy metro station, line B, and full public amenities within easy reach. Excellent connection to the D8 highway which runs between Teplice and Mladá Boleslav. Project amenities include children's playgrounds, a maintained green space with benches, and a volleyball court.

The interior includes a living room with a fully fitted open plan kitchen and a dining area, a bedroom with a built-in wardrobe, a shower room with a toilet and a bidet shower, and an entrance hall with a built-in wardrobe. The **terrace** is accessible from both main rooms.

**Hardwood floors**, tiles, security entry door, automatic exterior blinds, new kitchen, dishwasher, microwave oven, video entry phone, cellar, pram storage room and a bike wash in the building. A **garage parking** space is included. Monthly deposit for service charges water and heating 3,000 CZK. 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.

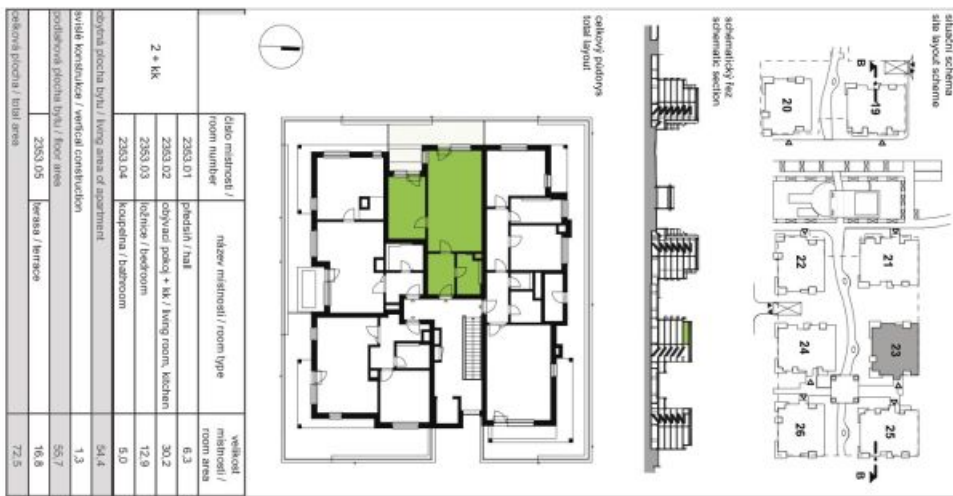
# Apartment One-bedroom (2+kk)

Rented

55.7 m<sup>2</sup>, Prague 8, Dolní Chabry, K Beranovu



Veškeré právní záležitosti spojené s nájmem bytu, včetně práva na předání klíčů, odpovídá výhradně nájemníkovi. Akce zápisu podléhá předložení smlouvy nájmu. Podpisová adresa této smlouvy je: Svoboda & Williams, s.r.o., Pražská 11, Praha 8, Dolní Chabry, P.O. Box 102, 180 00 Praha 8. The floor area of the apartment is measured according to the Construction Decree No. 208/2013 Sb.



části místnosti / room number	název místnosti / room type	velikost místnosti / room area
2353.01	prádlna / hall	6,3
2353.02	obývací pokoj + kř / living room, kitchen	30,2
2353.03	ložnice / bedroom	12,9
2353.04	koupelna / bathroom	5,0
celková plocha bytu / living area of apartment		
55,7		
výšková konstrukce / vertical construction		
1,3		
podlahová plocha bytu / floor area		
55,7		
podlahová plocha / total area		
72,5		