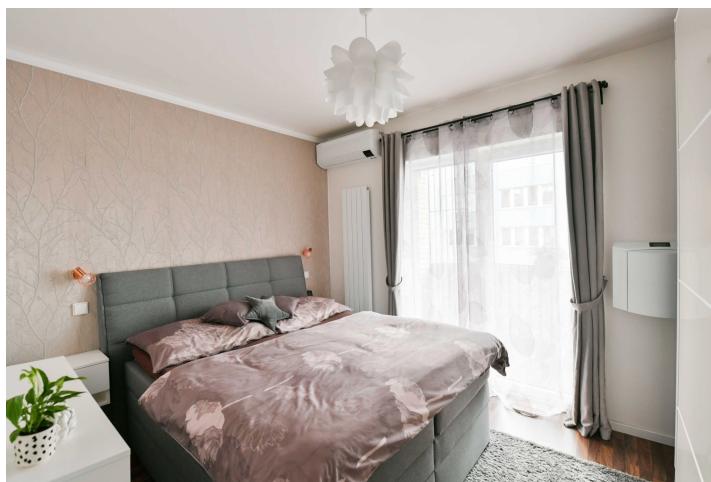




## Apartment Two-bedroom (3+kk)

Rented

67 m<sup>2</sup>, Prague 9, Libeň, Novovysočanská



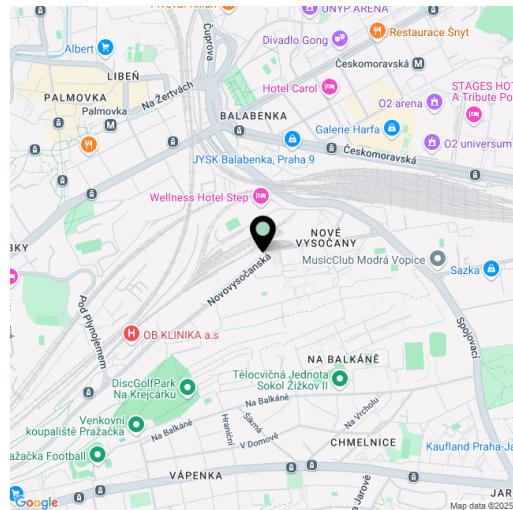


## Apartment Two-bedroom (3+kk)

Rented

67 m<sup>2</sup>, Prague 9, Libeň, Novovysočanská

Total area	79 m <sup>2</sup>
Floor area*	67 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 6,000 for 2 ppl + extra person CZK 800. Electricity is billed separately.
PENB	B
Reference number	107900
Available from	Immediately



\* 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.

This semi-furnished apartment with a large balcony is on the 4th floor of a building that is part of the Bydlení na Krejcárku project completed in 2019. This apartment complex with many landscaped green areas is set on a hillside on the border of Libeň and Žižkov, within easy reach of public transport. There is a bus stop right next to the complex, and a tram stop is about a 10-minute walk away. Within a short walk, you can get to the Na Krejcárku forest which is connected to the park on Vítkov Hill. The Wellness Hotel Step (with a water and sauna world, fitness, bowling, golf, and racket sports), the popular Pražačka sports and recreational area (with an indoor and outdoor pool and a gym), tennis courts, and a sports hall are all nearby. The Galerie Harfa Shopping Center is a 5-minute drive away.

The interior features a living room with a fully fitted open plan kitchen and west-facing balcony, a bedroom with a wardrobe, a study/second bedroom, a bathroom (walk-in shower, toilet with a bidet shower), a storage room, and an entrance hall with built-in wardrobes.

**Air-conditioning, heat recovery ventilation, laminate floating floors, tiles, triple-glazed windows, automatic blinds on the balcony, central heating, washer/dryer, Bosch kitchen appliances, dishwasher, microwave oven, video entry phone, 2 cellars, elevator, security cameras in the building. A garage parking space is included. A charger for electric cars can be installed.**



## Apartment Two-bedroom (3+kk)

Rented

67 m<sup>2</sup>, Prague 9, Libeň, Novovysočanská



SITUACE / SITE PLAN



## 4.NP / 4th FLOOR



3+KK

67,1 m<sup>2</sup>

BYTOVÁ JEDNOTKA O 3 OBYVATELNÝCH MÍSTNOSTECH / FLAT WITH 3 HABITABLE ROOMS

### BALKÓN / BALCONY

12,3 m<sup>2</sup>

### LEGENDA

		m <sup>2</sup>
01	předsíň / entrance	6,0
02	obývacia miestnosť / living room	22,4
03	pokoj / room	13,1
04	chodník/corridor	4,2
05	pokoj / room	12,4
06	koupelňa / bathroom	4,4
07	WC	1,4
08	balkón / balcony	12,3

Plocha bytu dle NV č. 366/2013 / Flat area according to NV No. 366/2013

Uvedené výmery/souhory orientační, zobrazený nábytok včetně zářízení kuchyne je ilustrační a není součástí standardního vybavení bytu.  
Mentioned areas are approximate, furniture incl. kitchen equipment is not part of the standard flat furnishing.