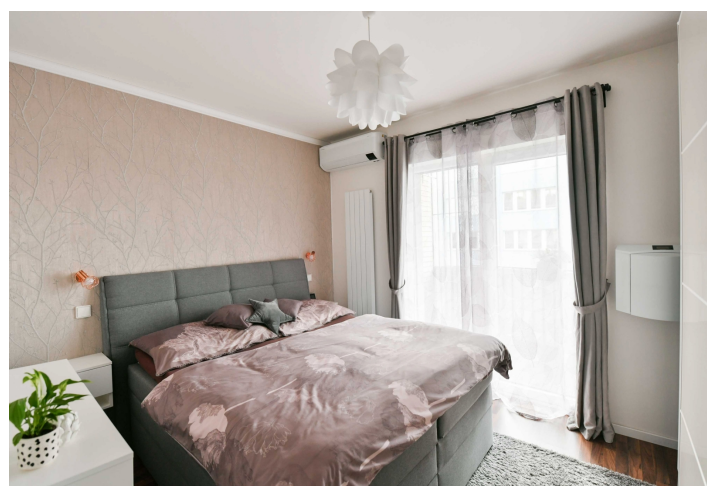
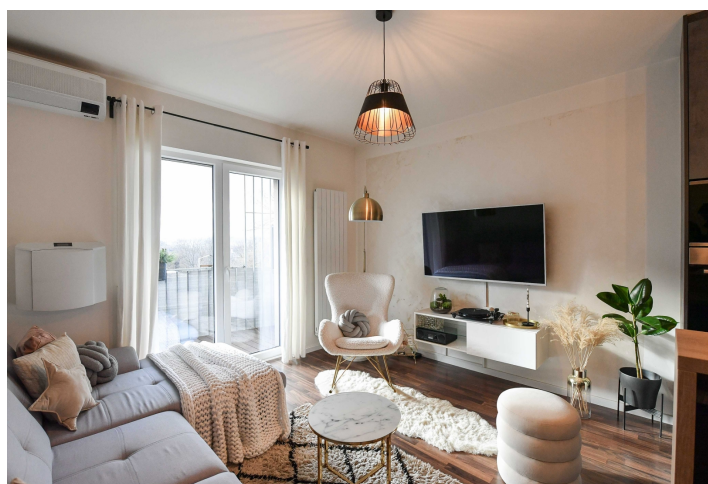




## Apartment Two-bedroom (3+kk)

Rented

67 m², Prague 9, Libeň, Novovysočanská





## Apartment Two-bedroom (3+kk)

**Rented**

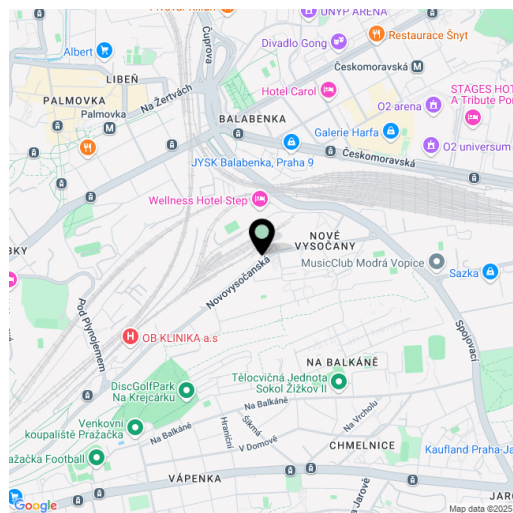
67 m², Prague 9, Libeň, Novovysočanská

Total area	79 m²
Floor area*	67 m²
Balcony	12 m²
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

This semi-furnished apartment with a large balcony is on the 4th floor of a building that is part of the Bydlení na Krejčárku 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 Krejčárku 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.



\* 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 Two-bedroom (3+kk)

Rented

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



**3+KK**

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

BYTOVÁ JEDNOTKA S 3 OBÝTNÍMI MÍSTNOSTI / FLAT WITH 3 HABITABLE ROOMS

**BALKÓN / BALCONY**

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

**LEGENDA**

	m <sup>2</sup>
01 předsaň / entrance	6,0
02 obýtní místnost / living room	22,4
03 pokoj / room	13,1
04 chodba/corridor	4,2
05 pokoj / room	12,4
06 koupelna / bathroom	4,4
07 WC	1,4
08 balkon / balcony	12,3

Plachta byla dle NV č. 366/2013 / Flat area according to NV No. 366/2013  
Uvedené vymiery jsou orientační, zobrazený nábytek včetně zařízení kuchyně je  
ilustrační a není součástí standardního vybavení bytu.  
Mentioned areas are approximate, furniture incl. kitchen equipment is not part of  
the standard flat furnishing.

**4.NP / 4th FLOOR**

