



Apartment Two-bedroom (3+kk)

Rented

74 m², Prague 8, Libeň, U libeňského pivovaru

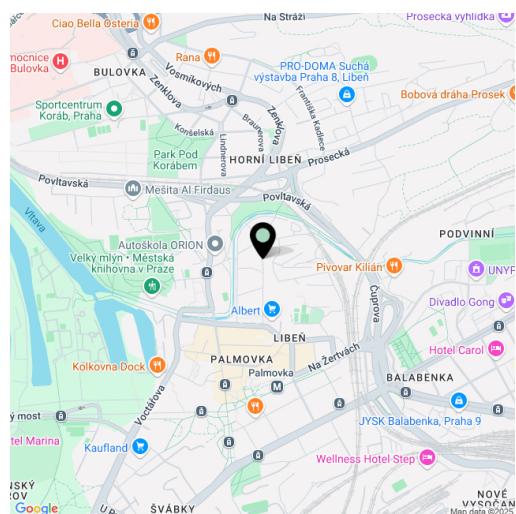




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Total area	89 m ²
Floor area*	74 m ²
Terrace	15 m ²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 6,500. Electricity is billed separately.
PENB	B
Reference number	108181
Available from	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 split-level apartment with 2 terraces is on the 6th floor of the X-LOFT residential project, a modern energy-efficient building with parking and a camera surveillance system. Located on a quiet street in Libeň, Prague 8, near the Rokytká Stream, within easy reach of full amenities and the city center, a 3 min. walk from the Palmovka metro station. Local amenities include a wide range of shops and services, schools, Thomayerovy Sady Park, numerous sports facilities, and a nearby bike trail.

The lower level of the apartment includes a living room with a fully fitted open plan kitchen and access to the **terrace**, a toilet, and an entrance hall with built-in wardrobes. The upper **air-conditioned** floor features a master bedroom with built-in wardrobes and a **terrace** providing far-reaching green views, a second bedroom, and a bathroom with a bathtub and toilet.

Wooden floating floors, vinyl floors, tiles, sofa bed, central heating, washer, dryer, dishwasher, induction stove top, microwave oven, TV, solar panels on the roof (low costs), **cellar**. A **garage parking** space is included.