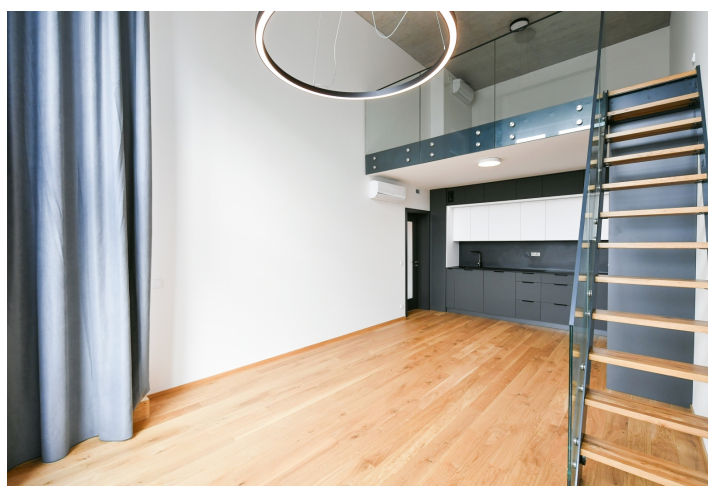




Apartment One-bedroom (2+kk)

Rented

92.3 m², Prague 9, Vysočany, Fafkových





Apartment One-bedroom (2+kk)

Rented

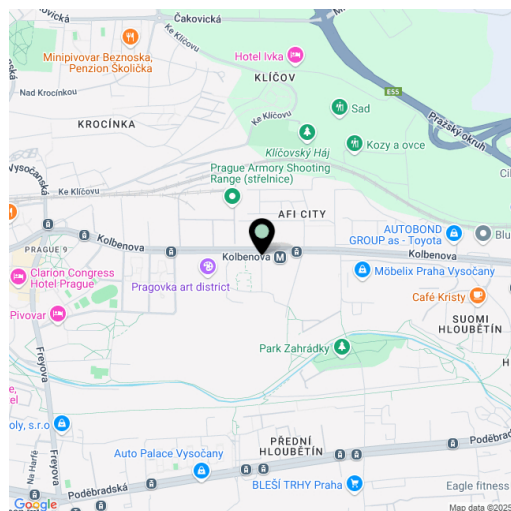
92.3 m², Prague 9, Vysočany, Fafkových

Total area	102 m²
Floor area*	92 m²
Loggia	10 m²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,000. Electricity is billed separately.
PENB	A
Reference number	108352
Available from	Immediately

This brand-new, high-quality unfurnished 1-bedroom apartment with a spacious loggia and far-reaching views is on the 8th topmost floor of a building in the newly built Čtvrť Emila Kolbena residential complex in Vysočany, Prague 9. Located in a quiet neighborhood near the popular Zahrádky Park with the Rokytka Stream, a pond, children's playgrounds, a fitness and bike path, a few min. walk from Kolbenova metro station (line B). Within easy reach of the Pragovka Art District, Fénix and Galerie Harfa shopping malls, and the O2 Arena multipurpose venue.

The west-facing apartment features a living room with a fully fitted open plan kitchen, a loft gallery, and access to the **loggia**, a bedroom with a built-in wardrobe, terrace access, and a loft gallery, a bathroom (bathtub with a shower screen, smart toilet), and an entrance hall with a built-in wardrobe.

Air-conditioning, heat recovery ventilation, modern technologies - **Loxone smart home system, hardwood floors**, tiles, automatic exterior blinds, automatic curtains and drapes, central heating, dishwasher, induction stove top, microwave oven, **cellar**, pram storage in the building. A **garage parking** space is included.



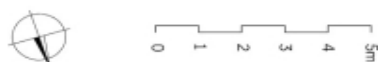
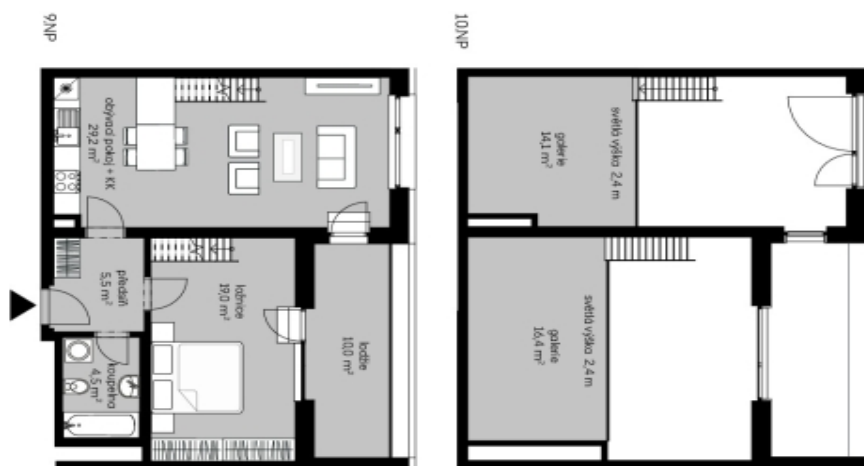
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment One-bedroom (2+kk)

92.3 m², Prague 9, Vysočany, Fafkových

Rented



2 + KK / 9. - 10.NP

61,8 m²

58,2 m²

10,0 m²

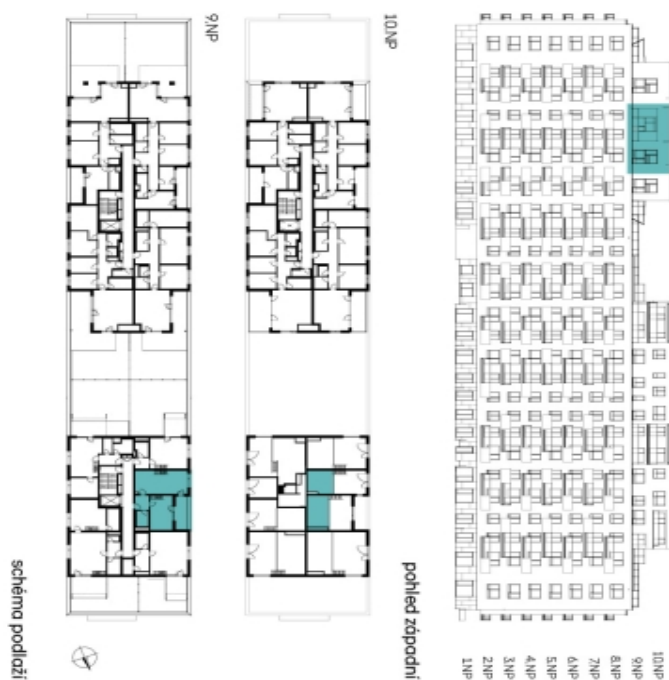
30,5 m²

plachta dle NV č. 366/2013 Sb.

užitná plachta celkem

plachta lodžie

plachta galerií



čtvrť emila
kolbena