



Apartment Three-bedroom (4+kk)

Rented

126.7 m², Prague 9, Vysočany, Svatošových





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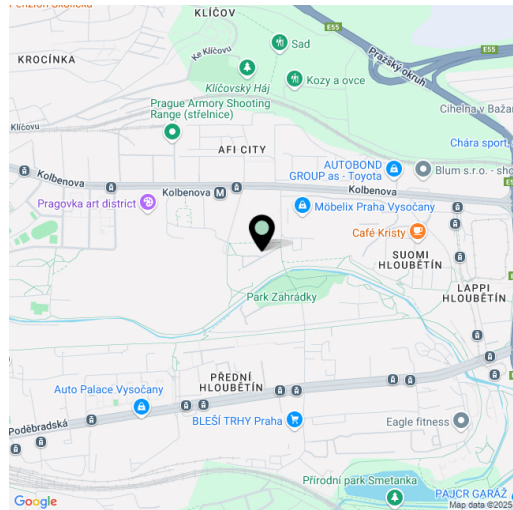
126.7 m², Prague 9, Vysočany, Svatošových

Total area	152 m²
Floor area*	127 m²
Terrace	20 m²
Loggia	5 m²
Garden	81 m²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 9,000. Electricity is billed separately.
PENB	B
Reference number	108860
Available from	Immediately

This completely furnished south-facing 2-bathroom split-level apartment with an enclosed balcony and garden, on the ground floor of a modern residential building set on a slope in Vysočany, Prague 9, is located in a quiet neighborhood right next to popular Zahrádky Park with the Rokytka Stream, a pond, children's playgrounds, a fitness and bike path, a few min. walk from the 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 lower level includes a living room with a fully fitted open plan kitchen and access to the **terrace/garden**, a bathroom (walk-in shower, toilet), a storage room under the stairs, and an entrance hall with a built-in wardrobe. The upper floor offers a hall with a built-in wardrobe, a master bedroom with an **enclosed balcony** and a large built-in wardrobe, a bedroom with a built-in wardrobe, a bedroom with built-in storage, a fitted **walk-in closet**, and a bathroom (bathtub, walk-in shower, toilet, underfloor heating). The windows of the apartment face the adjacent Zahrádky Park.

Hardwood floors, tiles, carpets on the upper floor, automatic exterior blinds and roller blinds, insect nets, central heating, underfloor heating on the lower floor, washer, dryer, Bosch kitchen appliances, dishwasher, steam oven, induction stove top, **cellar**. 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.