



Apartment One-bedroom (2+kk)

Rented

55.13 m², Prague 9, Vysočany, Kolbenova





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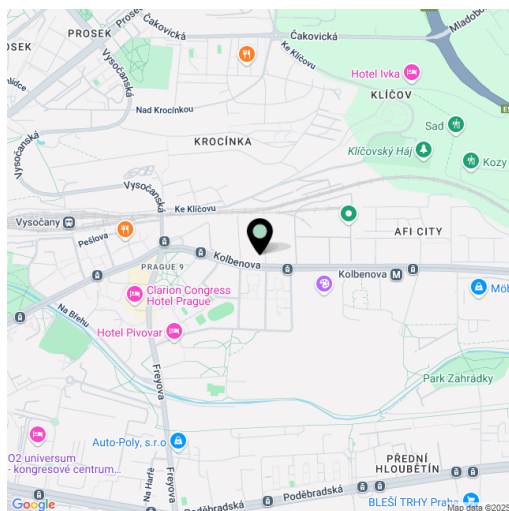
55.13 m², Prague 9, Vysočany, Kolbenova

Total area	101 m²
Floor area*	55 m²
Balcony	7 m²
Terrace	39 m²
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,000. Electricity is billed separately.
PENB	A
Reference number	109667
Available from	Immediately

This brand new, fully furnished 1-bedroom apartment with a balcony and large terrace is on the 4th floor of a new apartment building with a landscaped courtyard with benches and garage parking in Vysočany, Prague 9, just a five-minute walk from the Vysočanská metro station. Located in a quiet neighborhood near popular Zahrádky Park with the Rokytka Stream, a pond, children's playgrounds, a fitness and bike path, an eight-minute walk from the Kolbenova metro station. Within easy reach of the Pragovka Art District, Fénix and Galerie Harfa shopping malls, and the O2 Arena multipurpose venue.

The apartment includes a living room with a fully fitted open plan kitchen and access to the **balcony** as well as the **terrace** with greenery and garden furniture, a bedroom with built-in wardrobes and furniture plus access to the balcony, a bathroom (bathtub, toilet, built-in furniture), a utility room, and an entrance hall with a built-in wardrobe.

Heat recovery ventilation, laminate floors, tiles, central heating, washer, dryer, dishwasher, induction stove top with an integrated hood, TV, garden furniture, **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.