



## Apartment Three-bedroom (4+kk)

Rented

94 m<sup>2</sup>, Prague 8, Dolní Chabry, K Beranovu

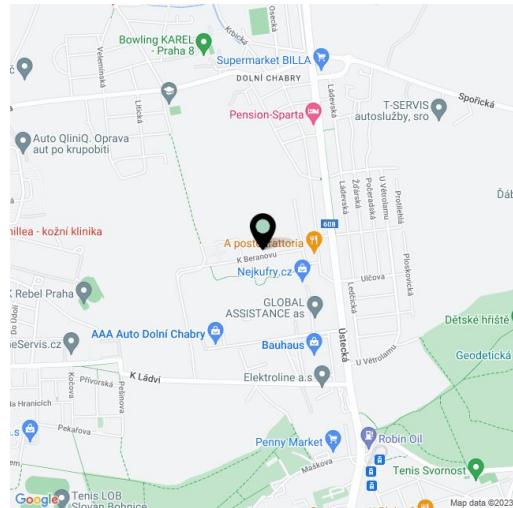




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Total area	160 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Terrace	66 m <sup>2</sup>
Parking	One garage parking space included.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	25818
Available from	Immediately



\* 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.

**Fully furnished 3-bedroom 2-bathroom apartment with a terrace around the whole perimeter (65,7m<sup>2</sup>), situated on the fourth top floor of the contemporary Nové Chabry project. Located in a quiet Prague 8 residential area North of the center of Prague. With quick access to the city center, just a few min. by bus to Kobylisy metro station, line B, and full public amenities within easy reach. Excellent connection to the D8 highway, which runs between Teplice and Mladá Boleslav. Project amenities include children's playgrounds, a maintained green space with benches, and a volleyball court.**

The interior features three separate bedrooms - two with terrace access, a living room with a fully fitted open plan kitchen and terrace access, an en-suite bathroom (walk-in shower, toilet), a family bathroom (bathtub, toilet), a guest toilet, and an entrance hall with built-in wardrobes.

Other features include far-reaching views, wooden floors, tiles, a security entry door, large built-in wardrobes, blinds, a washing machine, an induction cooktop, a dishwasher, a microwave oven, a TV, a cellar, and an elevator. One garage parking space is included. The deposit for common building charges, water and heating is CZK 4,000/month. Electricity is billed separately (transferred to the tenant).