



Apartment Studio (1+kk)

Rented

54 m², Prague 8, Libeň, U Libeňského pivovaru

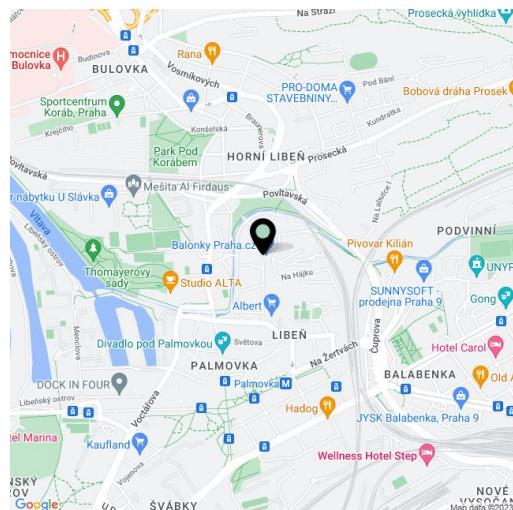




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Total area	55 m ²
Floor area*	54 m ²
Balcony	1 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Service charges, heating and water CZK 4,500 per month. Electricity is billed separately.
PENB	B
Reference number	31253
Available from	Immediately



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This atypical furnished loft apartment with a small balcony is on the 6th floor of the X-LOFT residential project, a modern energy-efficient building with underground parking and a camera surveillance system. Located on a quiet street in Libeň, Prague 8, right across from a park leading to the Rokytka Stream, an area with quick access to full amenities and the city center, one tram stop 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 interior features a living room with a fully fitted open plan kitchen and French windows leading to a small **balcony**, a spacious open gallery (bedroom) with built-in storage and a study area, a bathroom (bathtub with a shower screen, toilet), and an entrance hall with a large wardrobe.

Heat recovery system, hardwood floors, tiles, security entry door, triple-glazed wooden windows, automatic roller blinds, central heating, dishwasher, cable TV connection, cellar, chip entry to the building. One garage parking space available at CZK 1,500 per month.