



## Apartment Four-bedroom (5+kk)

Rented

138 m<sup>2</sup>, Prague 8, Libeň, Nad Okrouhlíkem



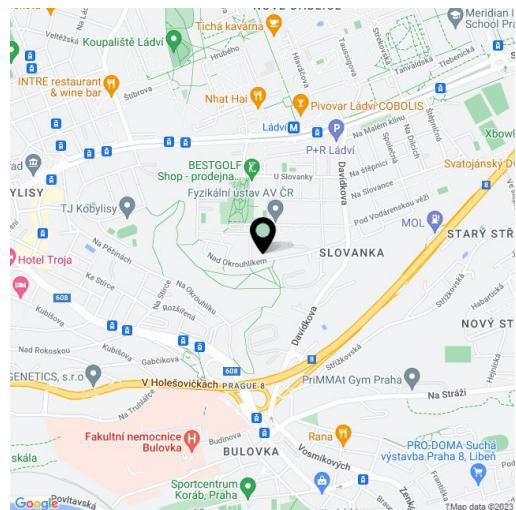


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Total area	186 m <sup>2</sup>
Floor area*	138 m <sup>2</sup>
Terrace	48 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	33364
Available from	Immediately



\* 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.

Boasting a 57 m<sup>2</sup> south-west facing terrace and magnificent views of the Prague panorama including the Prague Castle and the Petřín Hill, this 4-bedroom 2-bathroom apartment is set on the 4th top floor of a modern apartment building with a lift. Situated on a quiet street on the edge of a forest park - the Okrouhlík protected natural area, near the Ďáblický a Čimický forests, and a short walk from the Ládví metro station and a tram stop. Full amenities are available nearby incl. a shopping center, several supermarkets, restaurants, the Šutka Water Park and more. Conveniently located for access to the German elementary and grammar school.

The interior features 4 separate bedrooms, a living room with a fully fitted open plan kitchen and a pantry, 2 bathrooms (bathtub, walk-in shower, bidet, toilet / walk-in shower, toilet), a storage room, and an entrance hall with built-in wardrobes and storage. The **terrace** is accessible from all main rooms. There is an additional storage room on the first floor of the building.

Laminated floors, tiles, cement screed in the bathrooms, French windows, automatic external blinds, built-in wardrobes, central heating, dishwasher, satellite dish, **cellar**. The apartment can be furnished at a higher rent. **Two garage parking spaces** are included. Service charges, water and heating bills: approx. CZK 6000/month. Electricity is billed separately.