



## Apartment Two-bedroom (3+kk)

Rented

75 m<sup>2</sup>, Prague 4, Libuš, Libušská



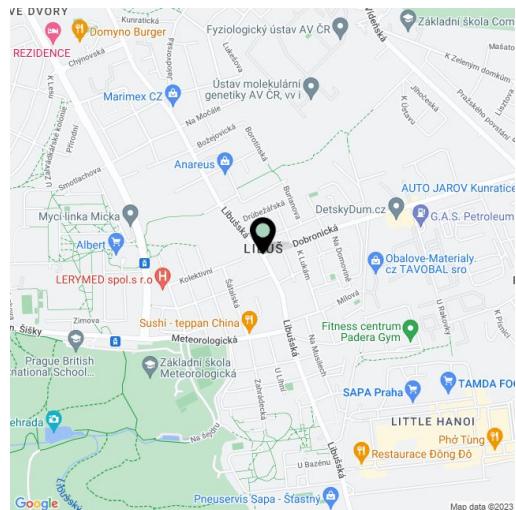


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|                  |                                |
|------------------|--------------------------------|
| Total area       | 101 m <sup>2</sup>             |
| Floor area*      | 75 m <sup>2</sup>              |
| Terrace          | 26 m <sup>2</sup>              |
| Parking          | On-site garage space included. |
| Garage           | Yes                            |
| Cellar           | Yes                            |
| PENB             | G                              |
| Reference number | 8825                           |
| 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.

**Modern 2-bedroom flat with a 26 m<sup>2</sup> terrace facing the courtyard, on the first floor in the Jistebnická Residence project, in a quiet residential area in Prague 4. Located just a few minutes from the PBS - a British international school, approx. a 20 minute drive to the city center, with regular bus connections to metro, lines B and C. Within walking distance of health, sports, and shopping facilities, convenient to the Modřanská rokle, Kunratický and Michelský Forests, with ample opportunities for sports and relaxation.**

The apartment includes living room with a fully fitted open kitchen and **terrace** access, two separate bedrooms, walk-in closet, bathroom with bath, a separate toilet, and an entry hall.

Laminated floors, tiles, French windows, security entry door, washer, dishwasher, microwave oven, **basement storage unit. Secure gated complex**, lift from the garage, chip operated entry to the building. One on-site **garage parking space** included. Deposit for common building charges, water and heating CZK 3,500/month. Electricity will be transferred to the tenant. Available from July 2022.