



## Apartment Three-bedroom (4+kk)

Rented

108 m<sup>2</sup>, Prague 8, Kobylisy, Javorová





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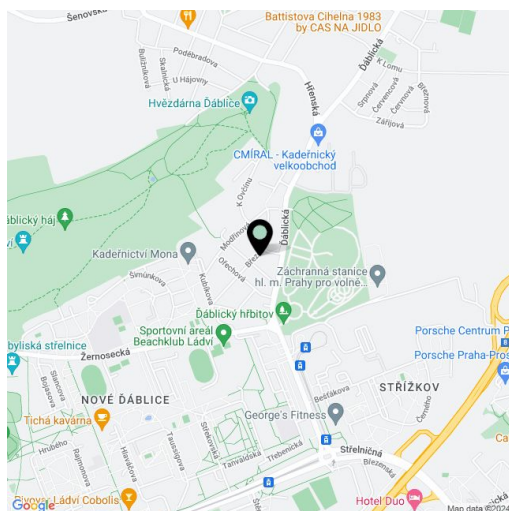
**Rented**108 m<sup>2</sup>, Prague 8, Kobylisy, Javorová

Total area	142 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Terrace	34 m <sup>2</sup>
Parking	Two garage spaces included.
Garage	Yes
Cellar	-
Service price	Deposit for building charges and utilities CZK 10,000/month.
PENB	G
Reference number	954
Available from	Immediately

Benefiting from two terraces (total of 34 sq. m.) and quiet green surroundings, this premium 3-bedroom 2-bathroom furnished apartment is situated on the third topmost floor with an elevator in a new gated residential project with a 24-hour reception, security, and underground parking. Located right on the edge of the Ďáblický Háj Forest, convenient to the D8 highway (Teplice and Mladá Boleslav exits), sports facilities, and shopping (Letňany, Čakovice, Měšice). A five min. walk to a bus stop, a five minute ride to the Ládví metro station.

The interior features a comfortable living room with a fully integrated kitchen and access to the terrace, a master bedroom with an en-suite shower bathroom with a bidet and toilet, two additional bedrooms with a shared terrace, a family bathroom with a tub and toilet, and an entrance hall with built-in storage.

Quality equipment and finishes, oak floors, security entry door, Miele appliances, washer, dryer, Sýkora kitchen, garden furniture and barbecue, 5 sq. m. cellar. Two garage spaces included. Available from June 2023.



\* 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.