



## Apartment Three-bedroom (4+kk)

Rented

136 m<sup>2</sup>, Praha 8, Kobylisy, Javorová





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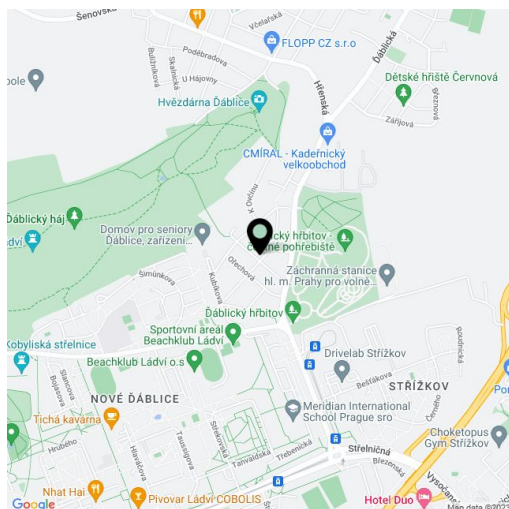
**Rented**136 m<sup>2</sup>, Praha 8, Kobylisy, Javorová

Total area	168 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	32528
Available from	Immediately

Benefiting from a large terrace and quiet green surroundings, this high standard, unfurnished 3-bedroom 2-bathroom apartment is set on the third top floor of a modern gated residence with 24/7 reception, security and underground parking. Located right on the edge of Ďáblický Háj Forest, convenient to the D8 Motorway, Teplice and Mladá Boleslav exits, sports facilities and shopping (Letňany, Čakovice, Měšice). A five min. walk to a bus stop, a five min. ride to Ládví metro station.

The interior features a spacious entrance hall with a fitted **walk-in closet**, a living room with a dining area, a fully integrated kitchen and **terrace** access, a master bedroom with a large fitted **walk-in closet** and an en-suite bathroom (walk-in shower, toilet), two further bedrooms, a family bathroom (bathtub, bidet), a toilet, and a laundry room.

Green views, quality materials and finishes, high ceilings, large format windows, **air-conditioning** in the living room and one bedroom, **bamboo and cork floors**, tiles, security entry door, automatic external blinds, washer, dryer, dishwasher, induction cooktop, microwave oven, **cellar**, camera system. The apartment can be equipped with furniture at a higher rent. **Two garage parking spaces** are included. Service charges incl. reception, heating and water approx. CZK 6,500 per month. Electricity is billed separately.



\* 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.