



164 m<sup>2</sup> Na Vypichu, Praha 6 - Liboc Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**

SENIOR SALES SPECIALIST

[zdenek.jemelik@luxent.cz](mailto:zdenek.jemelik@luxent.cz)

+420 720 310 300

Order number	<b>N5183</b>	Price	<b>Leased</b>
Address	<b>Na Vypichu, Praha 6 - Liboc</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>164 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Floor area	<b>139 m<sup>2</sup></b>
Garden area	<b>200 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>2nd floor</b>	Device	<b>Yes</b>
Parking	<b>2</b>	Terrace	<b>25 m<sup>2</sup></b>

## About real estate

We offer to rent a brand new and furnished 4+kt apartment with a floor area of 164 sqm, which is situated on the second floor of a new family house. It includes a spacious terrace (25 sqm) with spectacular views of the Hvězda park and a private garden (200 sqm). The apartment has a garage for two cars and outdoor parking spaces.

The interior features an entry hall, large living room with kitchenette, dining room and reading room, two bedrooms, two bathrooms (bath, shower, toilet), study and utility room. The kitchen is fully equipped with all appliances (gas stove, extractor hood, oven, dishwasher, microwave oven, fridge freezer, wine cellar). From the living room and one bedroom there is the entrance to the terrace.

In the whole apartment there are many storage spaces and built-in wardrobes, projection screen, washing machine, dryer. Vinyl flooring and ceramic tiles, large French windows with triple glazing, fireproof doors of the highest security class, connection to PCO, underfloor heating.

Great location offers full civic amenities - schools, kindergartens, shops and services. Excellent transport accessibility, metro station A - Petřiny. The Hvězda park is in the immediate vicinity of the house. There is a sports and recreational park Ladronka, and playgrounds.