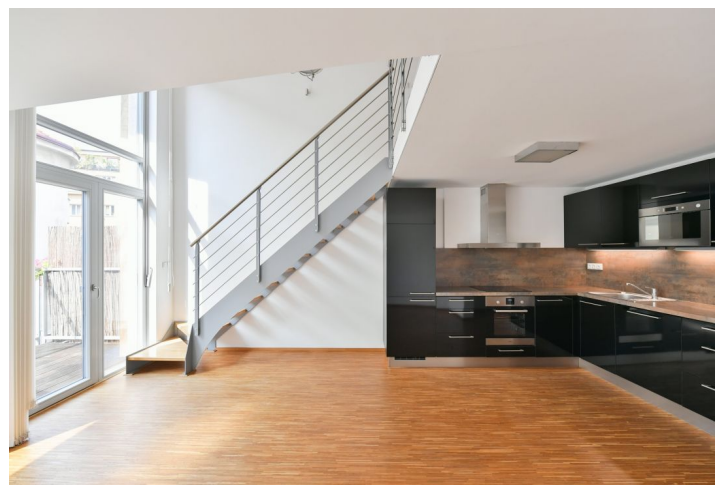


## Apartment One-bedroom (2+kk)

Sold

49 m<sup>2</sup>, Prague 8, Libeň, U libeňského pivovaru



## Apartment One-bedroom (2+kk)

Sold

49 m<sup>2</sup>, Prague 8, Libeň, U libeňského pivovaru

Total area	54 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	950 000 CZK
Garage	Yes
Cellar	4 m <sup>2</sup>
PENB	B
Reference number	105960

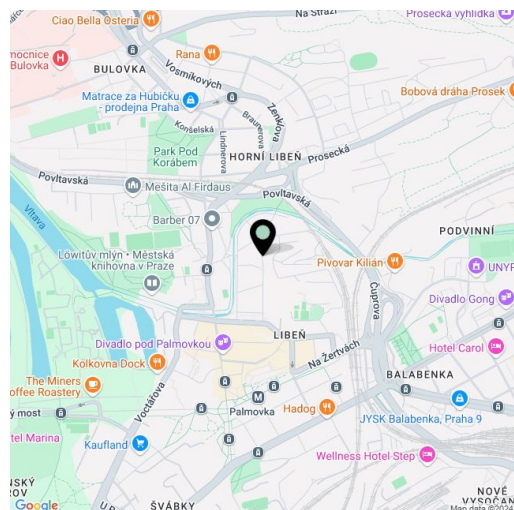
This airy loft with a balcony is part of the successful X-LOFT residential project, which has won many awards thanks to its original design, sustainability and low-efficient standard. The residence is located in a quiet one-way street near the Palmovka metro station, in the Libeň district with all the infrastructure, including many sports fields.

The area of the 2nd floor apartment consists of a living room with a **double ceiling height of 4.9 m** and access to the **balcony**, an adjoining kitchen, a bedroom located on the **gallery**, an anteroom and a bathroom (with bathtub and toilet).

The **large-format wooden windows** have triple glazing with insulation against noise and heat loss, the floors in the apartment are made of **solid wood** and tiles. The modern kitchen is fully equipped (including a dishwasher and a refrigerator with a freezer), the bathroom has a **washing machine with a dryer**, the built-in wardrobes in the bedroom and hall provide **enough storage space**. Heating is provided by a central domestic gas boiler, **solar panels** are used to heat water. The purchase price includes a **brick cellar**, it is possible to purchase a garage space (CZK 950,000) or an outdoor space (CZK 750,000).

The Palmovka metro station is less than a five-minute walk away, as well as tram stops, there are also shops and restaurants, a **wellness center, tennis and badminton courts, volleyball and soccer fields, golf tees** and other **sports grounds** within a convenient distance, a **comfortable bike path** runs through the park along the **Rokytká river**, **Thomayerovy sady park** is nearby.

Floor area 49.1 m<sup>2</sup>, balcony 4.33 m<sup>2</sup>, brick cellar 3.6 m<sup>2</sup>.



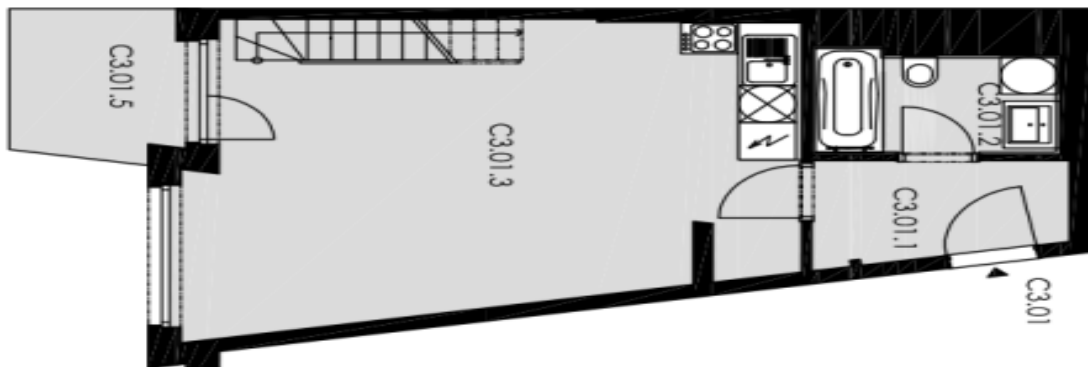
\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

# Apartment One-bedroom (2+kk)

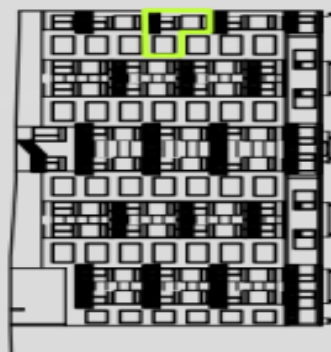
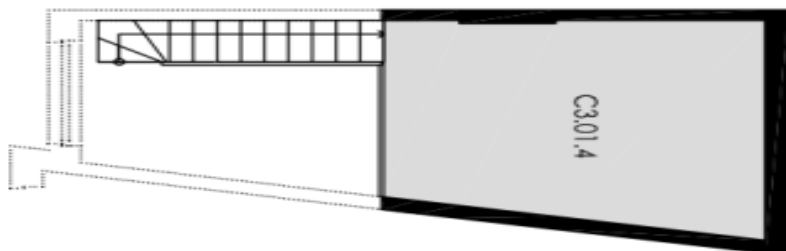
Sold

49 m<sup>2</sup>, Prague 8, Libeň, U libeňského pivovaru

## SPODNÍ PATRO



## GALERIE



půdorys 3.NP - budova C



### LEGENDA

C3.01.1 předstíh	4,07 m <sup>2</sup>
C3.01.2 koupelna + WC	4,20 m <sup>2</sup>
C3.01.3 obývací pokoj + kk	28,51 m <sup>2</sup>
C3.01.4 galerie	12,63 m <sup>2</sup>
celková plocha	49,41 m <sup>2</sup>
C3.01.5 balkon	4,33 m <sup>2</sup>