

## Apartment Three-bedroom (4+1)

€ 459 816 | CZK 11 500 000

86 m<sup>2</sup>, Prague 9, Libeň, Čihákova



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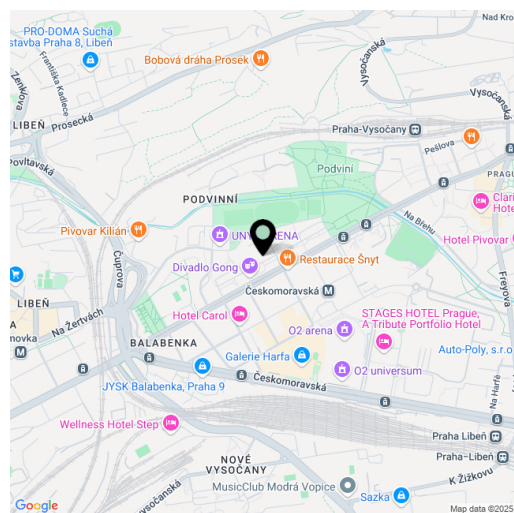
|                  |                   |
|------------------|-------------------|
| Total area       | 89 m <sup>2</sup> |
| Floor area*      | 86 m <sup>2</sup> |
| Balcony          | 3 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 107875            |

This newly renovated three-bedroom apartment with two balconies is on the 1st floor of a well-maintained brick building with an elevator. Libeň is an attractive district full of contrasts, perfectly accessible by metro or tram. The O2 Arena, Galerie Harfa, Podviní Park, a bobsled track, a rope center, and a bike path offer a wide range of opportunities for active recreation.

The apartment consists of a living room with access to a balcony, a kitchen (preparation for a kitchen unit) with a pantry, three bedrooms (two of which are south-facing), a bathroom with a shower, a separate toilet, and a hallway with a second balcony. All rooms are non-walkthrough. The purchase price also includes a cellar storage unit.

The apartment features plastic windows and vinyl flooring in a herringbone parquet design. Heating is provided by radiators connected to a central exchanger. The building, dating back to the 1940s, has been continuously renovated and includes an elevator and a shared bike storage room.

Libeň has a unique atmosphere, blending hidden village-like corners, industrial architecture, and elegant 1930s villas. The area offers excellent transport connections via the B line metro and trams, and caters to an active lifestyle. Nearby, you'll find the O2 Arena, Galerie Harfa shopping mall, the expansive Podviní Park with a rope center and bobsled track, a sports hall, and a rugby field. Nature lovers will appreciate the bike and nature trail along the Rokytka Stream, just 100 meters from the building. The surrounding amenities also include a medical center, numerous restaurants and cafés, kindergartens, elementary schools, and a high school.



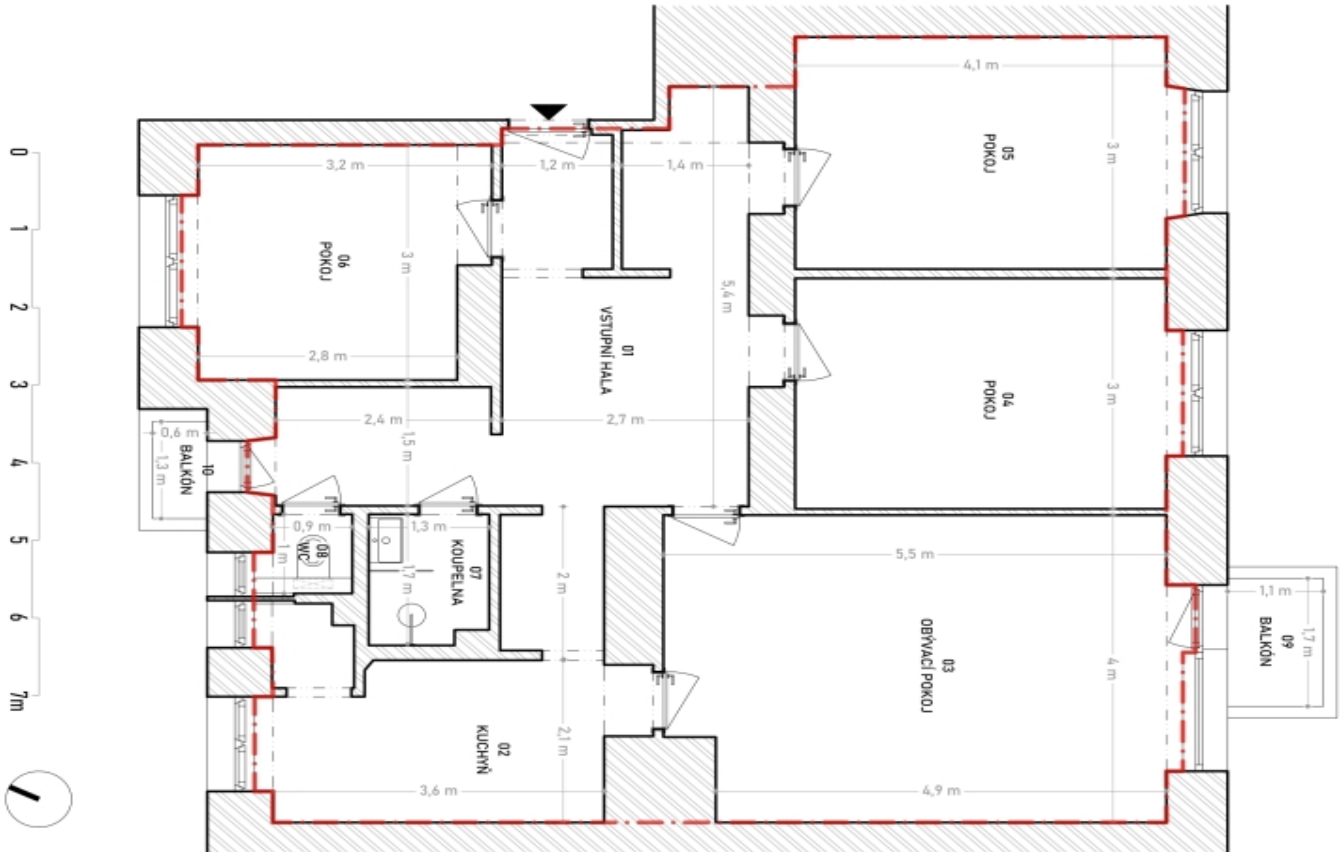
\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.

Floor area 89 m<sup>2</sup>, balconies 3 m<sup>2</sup> and 1.8 m<sup>2</sup>, cellar.

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--- HRANICE POULANOVÉ PLOCHY B.I., N.B.I.  
▨ ZOBĚH STĚNY

| VÝMĚRY MÍSTNOSTÍ                                   |                          |
|----------------------------------------------------|--------------------------|
| BRTOVÁ JEDNOTKA                                    | PLOCHA (m <sup>2</sup> ) |
| 01 VSTUPNÍ HALA                                    | 20,5                     |
| 02 KUCHĚŇ                                          | 9,0                      |
| 03 OBÝVAJÍ POKOJ                                   | 21,8                     |
| 04 POKOJ                                           | 12,4                     |
| 05 POKOJ                                           | 12,5                     |
| 06 POKOJ                                           | 9,5                      |
| 07 KOUPELNA                                        | 2,2                      |
| 08 WC                                              | 1,1                      |
| ÚJTNÁ PLOCHA BRTOVÉ JEDNOTKY (m <sup>2</sup> )     |                          |
| 09 BALKÓN                                          | 2,0                      |
| 10 BALKÓN                                          | 1,0                      |
| ÚJTNÁ PLOCHA + BALKÓN (m <sup>2</sup> )            |                          |
| POULANOVÁ PLOCHA BRTOVÉ JEDNOTKY (m <sup>2</sup> ) |                          |
| 97,2                                               |                          |

Období předání je třeba s výhradou zohlednit, je stanoveno podle měřičů stávk. SKČ/03/19.5.3  
Účast je třeba s výhradou zohlednit, je stanoveno podle měřičů stávk. ES/1. 003/03/19.5.3