

## Apartment Three-bedroom (4+kk)

Sold

114 m<sup>2</sup>, Prague 4, Libuš, Jistebnická



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Total area	118 m <sup>2</sup>
Floor area*	114 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	400 000
Garage	Yes
Cellar	-
Service price	6 000 CZK monthly
PENB	G
Reference number	24386

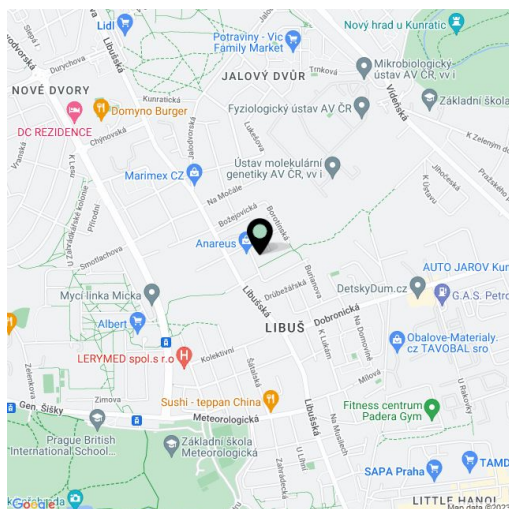
**Bright flat with an enclosed balcony facing the courtyard, on the 2nd floor of a building with an elevator, situated in a quiet residential area in Prague 4. Completely revitalized factory complex offers stylish living close to nature, with very good amenities and public transport connection to the center.**

The flat has a living room with fully equipped kitchenette and access to the enclosed balcony, 3 bedrooms, bathroom with bathtub, separate toilet with bidet, and an entrance hall.

Facilities include laminate floating floors, French windows, security door, intercom, heating provided by a central gas boiler. Enclosed area with a **high degree of security**, lift from the garage. The purchase price includes **1 parking space in an automatic parking system**, there is also a possibility of buying an additional parking space at extra cost.

The residence is located only a few minutes from The Prague British School, about a 20-minute drive from the city center, with bus connections to metro lines B and C. Great location with all amenities within walking distance, **near Modřanská rokle Park and Michelský and Kunratický forests.**

Common building charges including the heat CZK 6 000 / month.  
Interior 114.70 m<sup>2</sup>, enclosed balcony 3.71 m<sup>2</sup>.



\* 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.

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