

## Apartment Two-bedroom (3+kk)

Sold

70 m<sup>2</sup>, Prague 9, Libeň, U Svobodárny



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Total area	74 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	200 000
Garage	Yes
Cellar	Yes
Service price	4 000 CZK monthly
PENB	C
Reference number	24400

South-facing 2-bedroom apartment with an enclosed balcony situated on the 1st floor of the newly built Drahojbejlava Residence, complete with a camera system and underground parking. Located in a Prague 9 residential neighborhood just a few blocks from the Českomoravská metro station (line B), the Sazka Arena multipurpose venue, and the Galerie Harfa shopping mall.

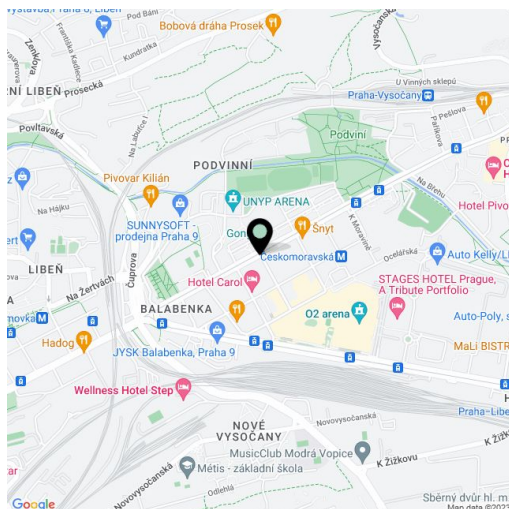
The flat offers a south-facing living room with kitchen and balcony access, 2 bedrooms, bathroom with bathtub and toilet, separate toilet, large storage room (replacing the cellar), and an entry hall.

**Parquet floors**, ceramic tiles, security entry door, plastic windows, outdoor roller blinds, audio entry phone. One garage parking space included. The purchase price includes **1 garage parking space**.

Located a few-minutes' walk from the Českomoravská metro station and full amenities. Nearby is a shopping mall with 5D cinema, restaurant, park, playgrounds, hospital, rope climbing center, Mexican market and other services. Close to the house you can also connect to a cycling path.

Common building charges approximately CZK 4 000 / month.

Interior 70 m<sup>2</sup>, enclosed balcony 4 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.