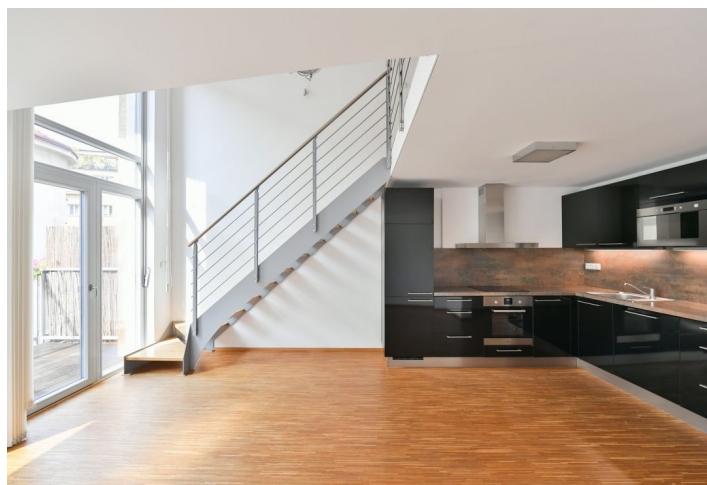
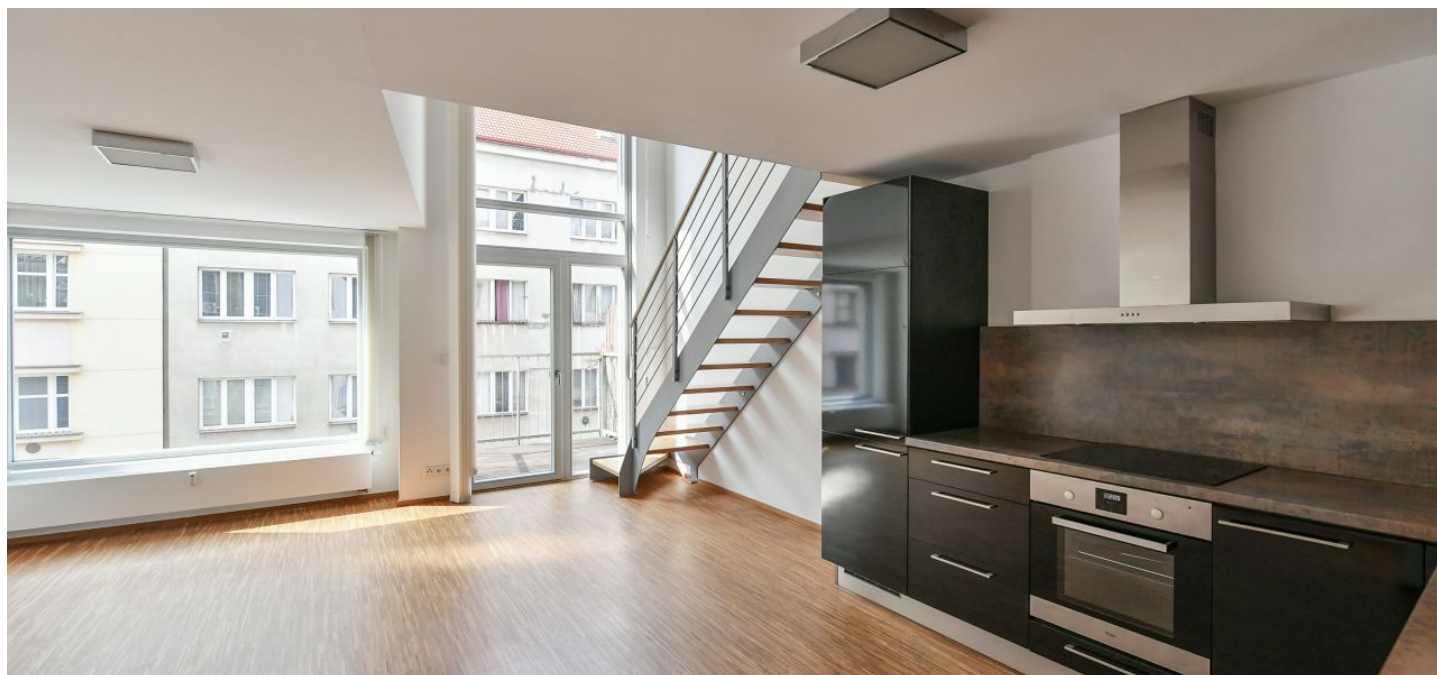




## Apartment One-bedroom (2+kk)

**Sold**

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





# Apartment One-bedroom (2+kk)

Sold

49 m², Prague 8, Libeň, U libeňského pivovaru

Total area	54 m²
Floor area*	49 m²
Balcony	4 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	4 m²
PENB	B
Reference number	105960

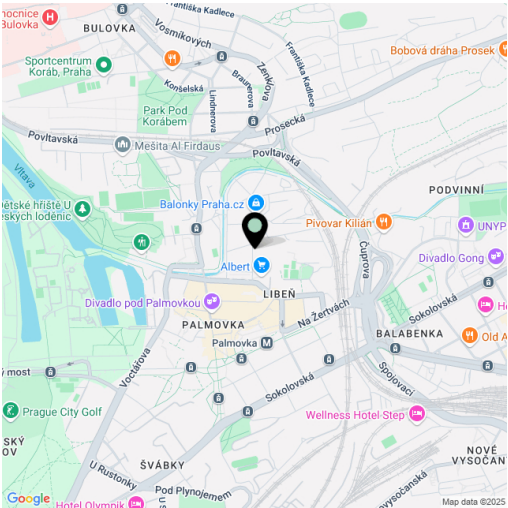
This airy loft with a balcony is part of the successful X-LOFT residential project, which has won many awards thanks to its original design, sustainability and low-efficient standard. The residence is located in a quiet one-way street near the Palmovka metro station, in the Libeň district with all the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

Floor area 49.1 m², balcony 4.33 m², brick cellar 3.6 m².



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

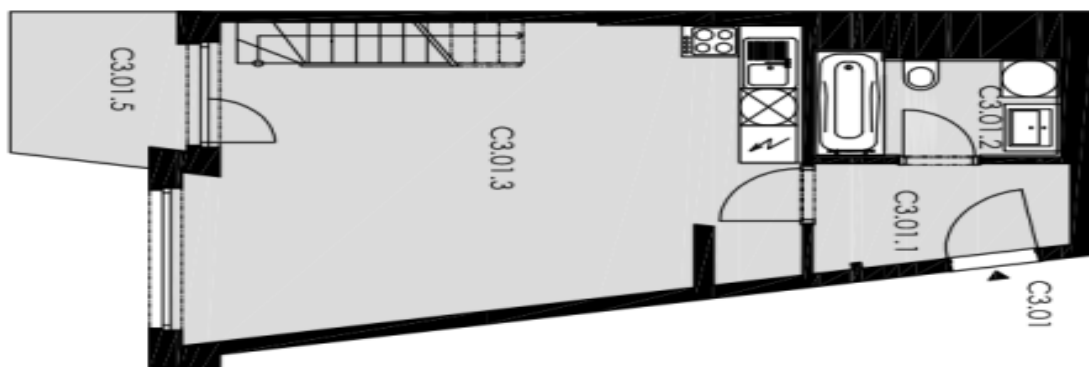


## Apartment One-bedroom (2+kk)

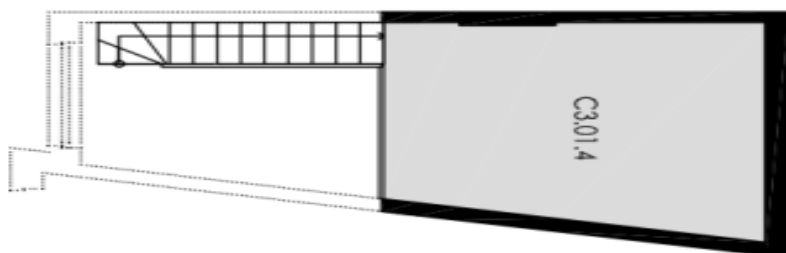
Sold

49 m², Prague 8, Libeň, U libeňského pivovaru

SPODNÍ PATRO



GALERIE



**LEGENDA**

C3.01.1 předstř	4,07 m²
C3.01.2 koupelna + WC	4,20 m²
C3.01.3 obývací pokoj + kk	28,51 m²
C3.01.4 galerie	12,63 m²
celková plocha	49,41 m²
C3.01.5 balkon	4,33 m²

půdorys 3.NP - budova C