



Apartment Three-bedroom (4+1)

Sold

86 m², Prague 9, Libeň, Čihákova



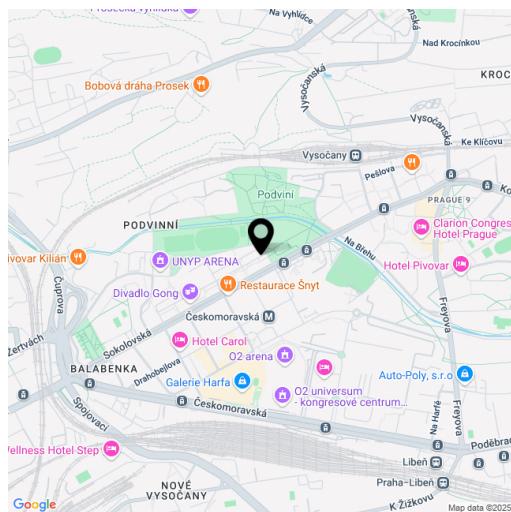


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Total area	89 m ²
Floor area*	86 m ²
Balcony	3 m ²
Parking	-
Cellar	Yes
PENB	Ge
Reference number	107875



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

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.

Floor area 89 m², balconies 3 m² and 1.8 m², cellar.

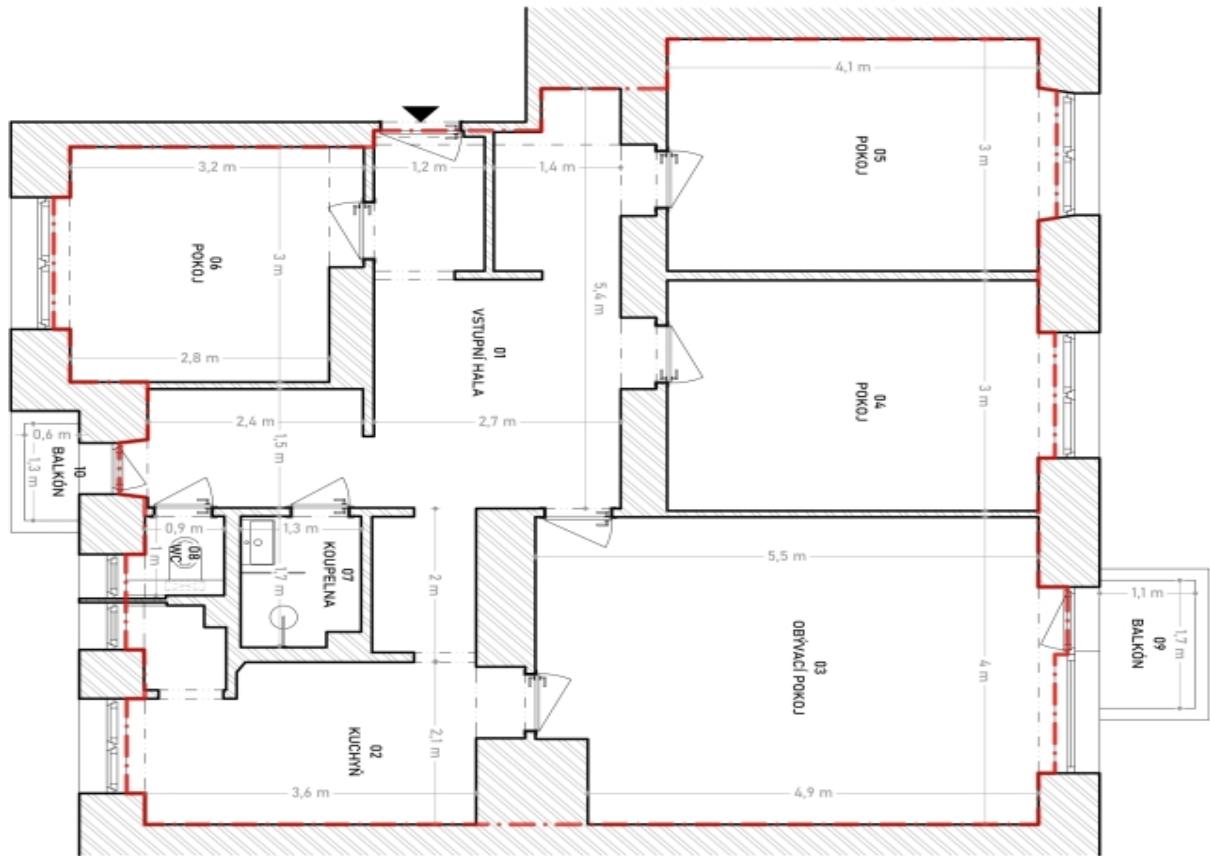


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0 1 2 3 4 5 6 7 m



— HŘANICE POUŽITÉ PLOCHY B.J., NB.J.
— ZDĚNÉ STĚNY

Dokumentace plánu bytu je provedena podle Národní Koncepce EÚ L 155/2008
Úhrada plánu bytu je stanovena podle Národní Koncepce EÚ L 155/2008

VÝMĚRY MÍSTNOSTÍ	
BYTOVÁ JEDNOTKA	PLOCHA (m ²)
0b	20,5
01	9,0
02	9,0
03	21,8
04	12,4
05	12,5
06	9,5
07	2,2
08	1,1
09	2,0
10	1,0
UŽITNÁ PLOCHA + BALKÓN (m ²)	92
PODLOŽNÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)	89