



Apartment Four-bedroom (5+kk)

Sold

164 m², Prague 9, Vysočany, Nepilova

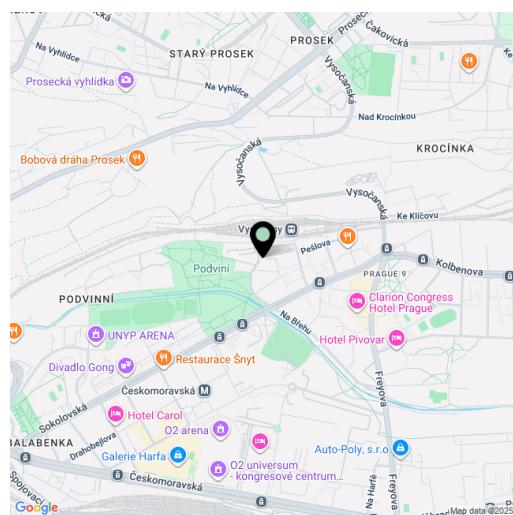




Apartment Four-bedroom (5+kk)

Sold164 m², Prague 9, Vysočany, Nepilova

Total area	258 m ²
Floor area*	164 m ²
Terrace	94 m ²
Parking	Lockable garage
Cellar	-
PENB	G
Reference number	110611



* Size of the unit according to the Housing Act.

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

Generously designed duplex apartment with a terrace and balconies offering views of the greenery and wider surroundings up to Prague Castle, part of a residential project in Prague 9 – Vysočany, close to a metro station and the landscaped Rokytká River Park.

The entrance level (6th floor) includes a hallway with a **walk-in closet**, a master bedroom with en-suite **bathroom** and **balcony**, 3 additional bedrooms, a central bathroom (with a bathtub, shower, toilet, bidet, and double sink), and a separate toilet. The upper level features a **bright corner** living area of **over 60 m²** with a kitchen and access to a **large circular balcony** and **spacious terrace** with stunning views. The circular balcony offers **panoramic vistas** reaching as far as **Prague Castle** and **Old Town**.

The residential complex was built in 2002. The apartment features renovated varnished **wooden floors**, a fully equipped kitchen, plastic windows, and **air-conditioning** on the upper level. Heating is provided centrally. The building has **2 elevators** and a **24/7 reception**. A **lockable garage** with space for 1 car and a motorcycle belongs to the unit.

The location offers complete urban amenities: shops including a **shopping center**, public and private preschools, schools and a **high school**, restaurants and cafés, medical services, and numerous **sports facilities**. The nearby landscaped **Podviní Park** with playgrounds, a dog park, and a **rope center** enhances the area, and a safe **bike path** leads all the way to the city center. Excellent transport connections are ensured by trams and the metro (line B), with both the metro station and tram stop just a 3-minute walk away, and a nearby train station providing direct access to Prague's Main and Masaryk railway stations in just 7 minutes.

Floor area 163.65 m², balconies 8.65 m² and 19.25 m², terrace 66.05 m².