



## Apartment Three-bedroom (4+kk)

**Sold**

110 m², Prague 8, Libeň, Nad Okrouhlíkem





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|                  |                                      |
|------------------|--------------------------------------|
| Total area       | 295 m <sup>2</sup>                   |
| Floor area*      | 110 m <sup>2</sup>                   |
| Terrace          | 185 m <sup>2</sup>                   |
| Parking          | 2 park. spaces in underground garage |
| Garage           | Yes                                  |
| Cellar           | Yes                                  |
| Service price    | 6 276 CZK monthly                    |
| PENB             | G                                    |
| Reference number | 20469                                |

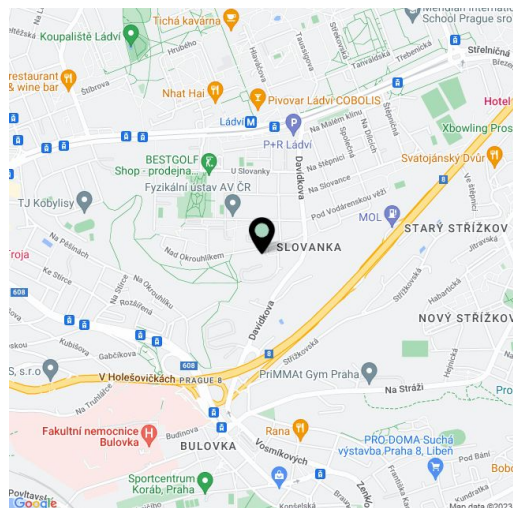
**Apartment with a rooftop terrace, loggia and balcony boasting spectacular views of the far surroundings. The flat is located on the 3rd floor of the modern Mazanka residential building complex from 2006, which is located 10 minutes on foot from the Ládví metro station. Features include 24-hour reception, a fitness center with sauna and whirlpool, and onsite parking.**

The flat offers a south-facing living room with kitchen, loggia and stairs leading to a spacious, partly grassed rooftop terrace, master bedroom with balcony and en-suite bathroom with shower and toilet, 2 children's bedrooms, a shared bathroom with bathtub and toilet, guest toilet, and a utility room / storage.

Equipped with **wood floors** and tiles, plastic windows, **air-conditioning** in the living room, AEG kitchen appliances, irrigation system on the roof terrace. The purchase price includes **2 parking spaces** in the underground garage and **basement**.

The fenced complex provides its residents with an enclosed garden with a pond and fountain. Located just 3 minutes to a bus stop and 10 minutes on foot to the Metro line C; within easy reach of a forested park, playground and all amenities.

Interior 110 m<sup>2</sup>, balcony, loggia and terrace 185 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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