



## Apartment Two-bedroom (3+kk)

Sold

103 m<sup>2</sup>, Prague 8, Libeň





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Total area	112 m <sup>2</sup>
Floor area*	103 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26066

\* 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.

**Southeast facing two-bedroom apartment on the 1st floor of a newly emerging residence offering beautiful views of Prague including dominant features such as Žižkov Tower and the Prague Castle complex. Quiet residential location full of greenery and within easy reach of all public facilities including a metro station, and a wide range of free time activities.**

The interior of this flat includes an entrance hall with space for built-in wardrobes, an open concept living room, kitchen and dining area with access to the balcony, two bedrooms, bathroom with bathtub and toilet, second separate toilet and utility room. The purchase price also includes a cellar unit, parking space in the underground garage at extra cost. Furnishings include **large-format ceramic tiles**, laminated floating floor, noise reducing **wooden windows**, **preparation for electric blinds**, fire-proof entrance doors, Villeroy & Boch and Grohe sanitary fittings, preparation for a kitchen line and home videophone.

The residence is located in a quiet area which provides excellent transport accessibility with **easy connection to the Prague Circle** and a **bus stop** and the **Ládví metro station** within walking distance. Just a few steps away is the Mazanka homestead with a **newly emerging cultural and social center**. A kindergarten and elementary school are available within a 12-minute walk.

Interior: net area 97.6 m<sup>2</sup>, gross area 103 m<sup>2</sup>, balcony 8.5 m<sup>2</sup>, cellar 1.5 m<sup>2</sup>.



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