



Apartment Three-bedroom (4+kk)

Sold

111 m², Prague 8, Libeň





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|------------------|------------------------------------|
| Total area | 137 m ² |
| Floor area* | 111 m ² |
| Balcony | 26 m ² |
| Parking | Garage parking space at extra cost |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 26071 |

* 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 three-bedroom apartment with spacious terrace on the 4th 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 terrace, main bedroom with access to the terrace and bathroom, two more bedrooms, bathroom with bathtub, shower and toilet, separate toilet and utility room. The purchase price also includes a cellar unit, parking space in the underground garage at extra cost.

The 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 103,4 m² (gross area 111.2 m²), terrace 25.6, cellar 5.4 m².



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