



## Apartment Two-bedroom (3+1)

104 m<sup>2</sup>, Prague 8, Libeň, V Zahradách

Ask for price

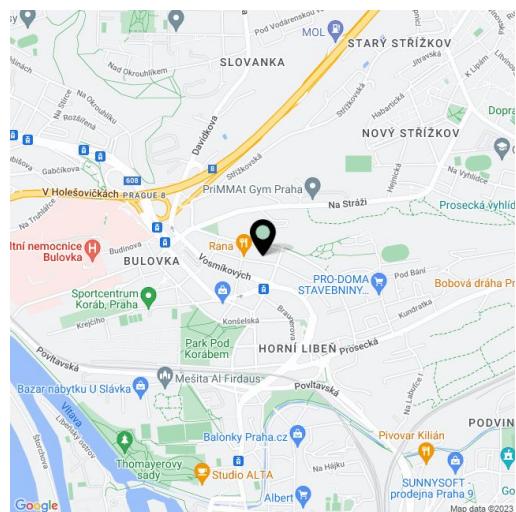




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Total area	126 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	Four garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	27629



\* 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.

**This bright apartment with 2 terraces and 4 parking spaces is located on the 5th floor of a residential building built in 2014 on a quiet cul-de-sac near a forest park and close to a tram stop.**

The apartment is divided into a **southwest-oriented living room** with a kitchen and a dining room, 2 bedrooms, a bathroom, a guest toilet, and an entrance hall. All living rooms have access to one of the two terraces. The larger bedroom can easily be divided into 2 separate rooms so that **the layout can be changed to 3-bedroom**.

Facilities include vinyl flooring, triple-glazed plastic windows and remote control **exterior blinds with a Panorama remote control system**, a custom-made kitchen with **Siemens** brand appliances (including steam and classic ovens combined with a microwave), a **preparation for air conditioning**, and built-in wardrobes. Heating is by a Baxi gas boiler. The unit has **4 parking spaces in an automated parking system** and a double brick **cellar**. In the courtyard, residents can use a **common terrace** with landscaped greenery, a seating area, and a children's play area.

There are grocery stores on the same street, and other shops, a kindergarten and elementary school, several restaurants, or the Na Bulovce hospital are within walking distance. A tram stop with links to the Palmovka metro station (line B) (in 5 minutes) or the Kobylisy metro station (line C) (in 7 minutes) is 150 meters away. Nearby is also a **forest park** with a lookout spot from where you can see all of Prague, and the **Na Korábě Park** with a playground.

Usable area 104.9 m<sup>2</sup>, terrace 16.7 m<sup>2</sup> and 4.8 m<sup>2</sup>, cellar.



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