



Apartment Two-bedroom (3+kk)

Sold

73.5 m², Prague 8, Kobylisy, Vršní

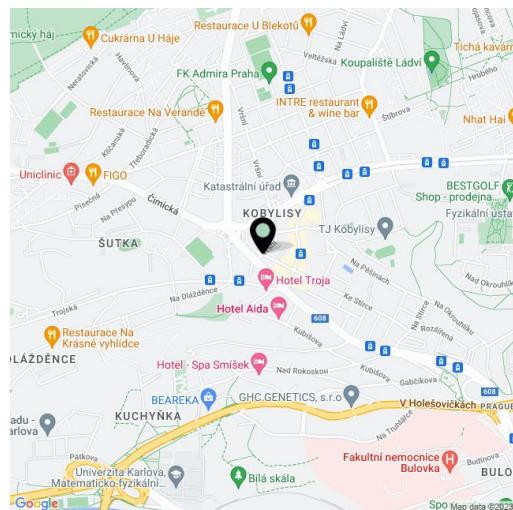




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Total area	105 m ²
Floor area*	74 m ²
Terrace	31 m ²
Loggia	5 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	C
Reference number	34660



* 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 apartment with two terraces and a loggia is located on the 4th floor of a new building perched high above the center of Prague and the Vltava River, in the popular Kobylisy neighborhood with perfect transport links, a full range of services, and plenty of greenery. Completion is scheduled for the end of this year.

The layout consists of a main living space with a preparation for a kitchen and access to the terrace, a master bedroom with an en-suite bathroom (with a shower and toilet) and a loggia, and there is also a 2nd bedroom with a terrace. Both bedrooms face a quiet street with greenery. There is also a central bathroom (with a shower and toilet), a spacious entrance hall, and a closet.

The interior will be finished to an elegant standard, including vinyl flooring, ceramic bathroom and floor tiles, French windows with wooden and aluminum frames, brand-name sanitary ware, tropical wood on the terraces and balconies, and security entrance doors. The purchase price includes a cellar; there is a possibility to buy 1-2 parking spaces. Heating will be provided by a central gas boiler room in the building.

The building is located in a place just 3 stops away by metro or a few minutes by tram from the city center; there are public transport stops right by its doors. In the vicinity, there is a supermarket, the Kobylyský Dvůr with a farmer's market and community events, several cafes and restaurants, lots of small shops, a bank, a pharmacy or a swimming pool, other services (clinic, kindergartens, elementary schools, sports hall). The surrounding area is full of landscaped green areas, the closest of which is the revitalized Dlážděnka Park and the Okrouhlík natural monument, as well as the large Ďálický háj and Drahaň-Troja nature parks with many unique natural monuments.

Total area 73.5 m², terrace 21.1 and 10 m², loggia 4.8 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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VILÁDUM
VRŠNÍ

byt 51 | 3+kk | 73,50 m²

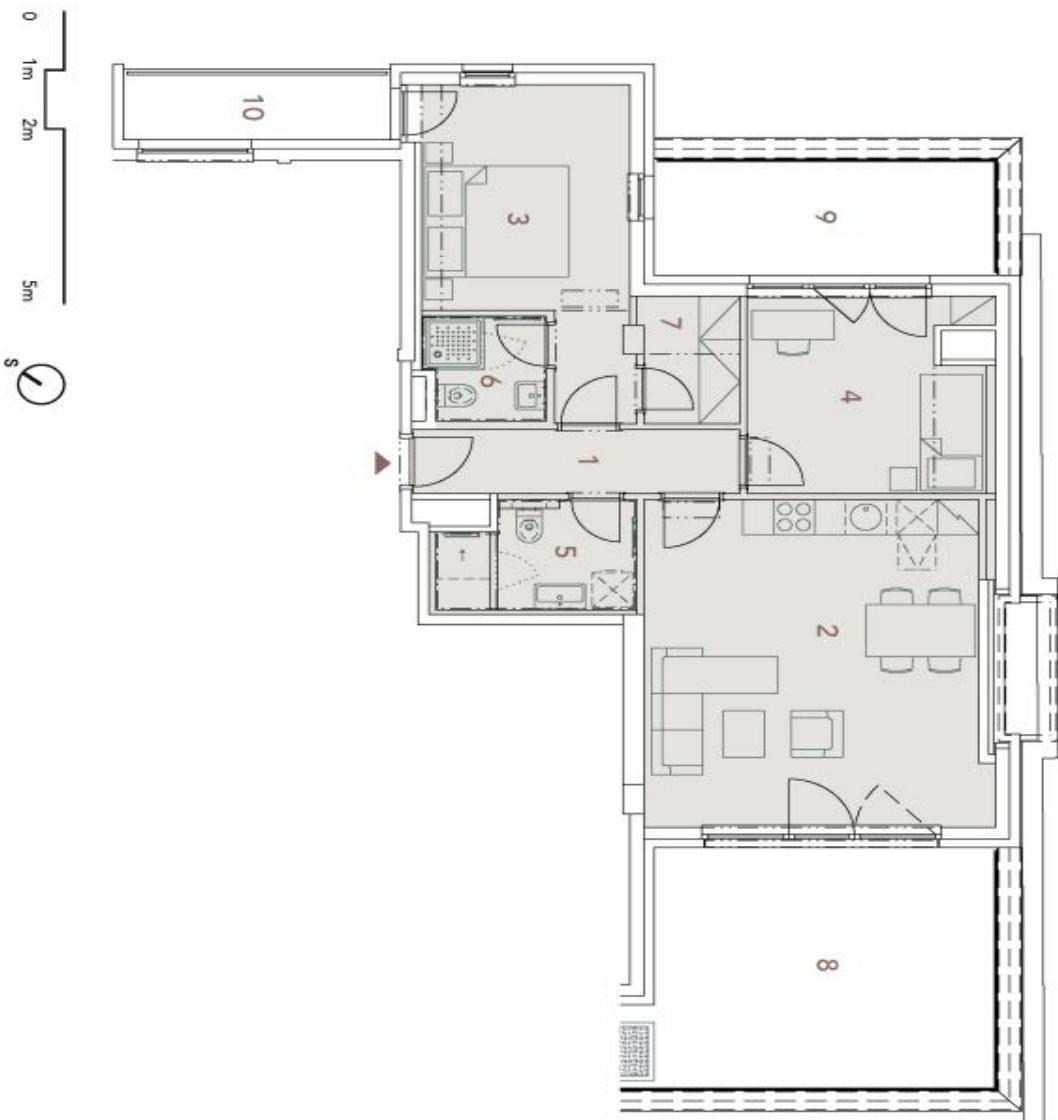


Schéma pôdorysu domu predstavuje dispozíciu miestností bytu. Developer si vyhľadáva právo na zmeny a upravenia bez predchozého upozornenia.

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www.vrsni.com

+420 257 328 281, +420 257 322 032
info@svoboda-williams.com
Na Perštýně 2, 110 00 Praha 1