



## Apartment Studio (1+kk)

Sold

27 m<sup>2</sup>, Prague 9, Černý most, Mrázkova

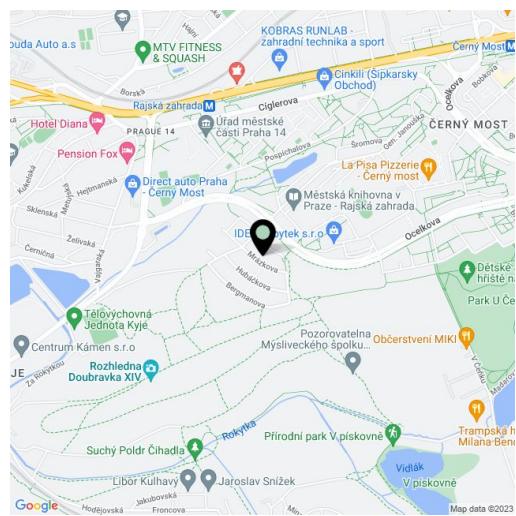




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Total area	27 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	40403



\* 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 modern, brand new non-residential unit with two south-facing windows is located on the 1st floor of a new building with an elevator from 2019 in a quiet location near a residential area and a nature park, within walking distance of the Rajská zahrada metro station.**

The area of the unit (listed as non-residential, therefore subject to special legal conditions) is divided into a main room with a preparation for a kitchen, a hallway, and a spacious bathroom with a shower, toilet, and connection for a washing machine.

Facilities include laminate floors and plastic windows with **interior blinds**. Central heating. There are plenty of free parking spaces in front of the building, and you can also rent a garage parking space directly in the building.

There is a supermarket in the immediate vicinity, and the Černý Most shopping and entertainment center, an IKEA department store, and other shops are nearby. From the nearby bus stop you can reach the Černý Most metro station in 5 minutes. The Rajská zahrada metro station is within walking distance. The location is very pleasant thanks to the **large Klánovice-Čihadla Nature Park**, which includes the **Doubravka lookout tower** or the **Kyjský Pond with beaches**. **Central Park**, an outdoor gym, or a ball court are also close-by.

Usable area 26.4 m<sup>2</sup>.

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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