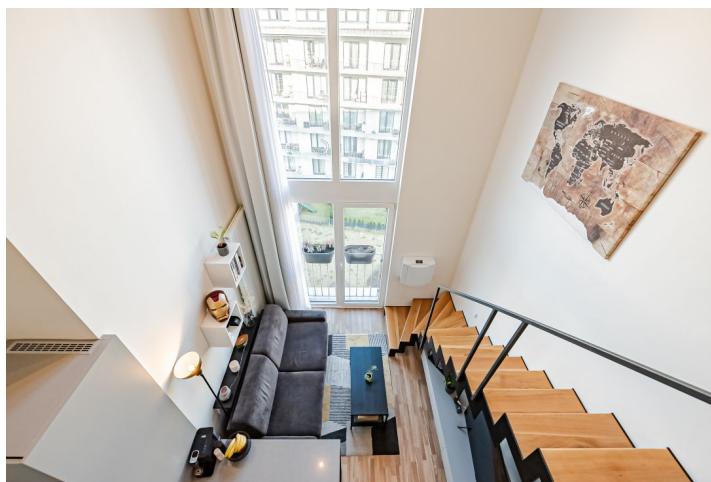
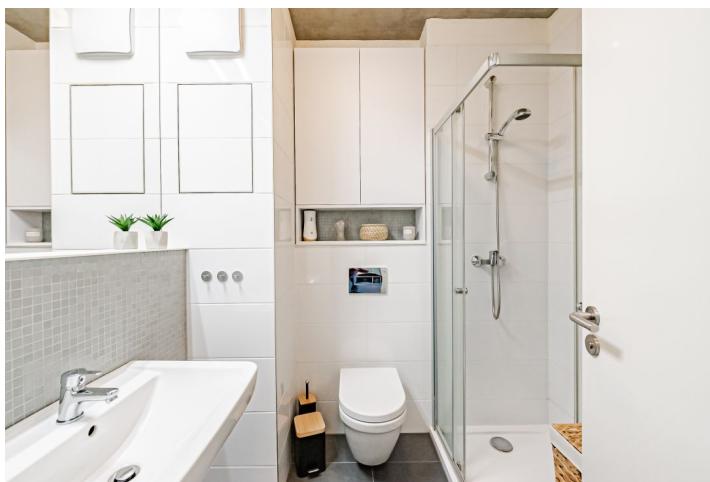
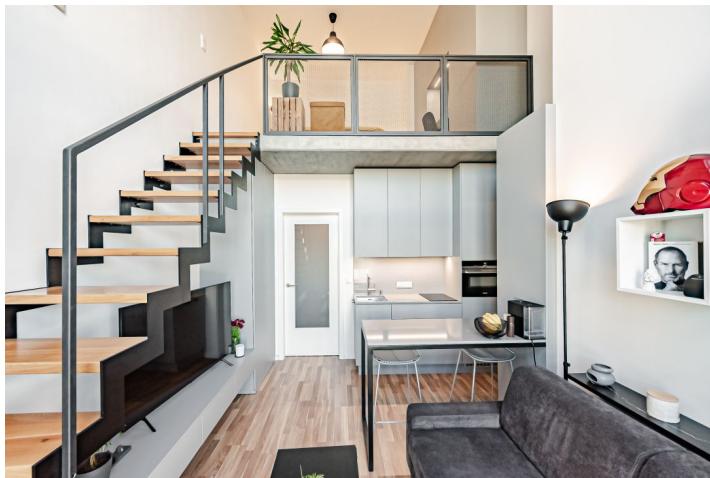




## Apartment One-bedroom (2+kk)

Sold

36.3 m<sup>2</sup>, Prague 9, Libeň, Novovysočanská

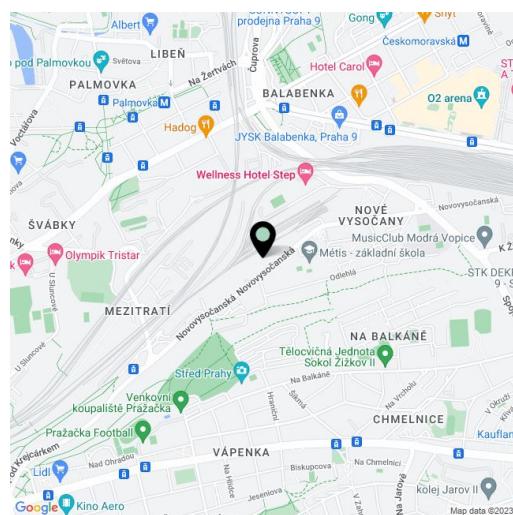




## Apartment One-bedroom (2+kk)

**Sold**36.3 m<sup>2</sup>, Prague 9, Libeň, Novovysočanská

Total area	36 m <sup>2</sup>
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
Service price	4 091 CZK monthly
PENB	B
Reference number	41669



\* 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, duplex semi-residential unit with a timeless, custom-made interior is situated in an almost new residential project set by the Krejcárek Forest on the border of Žižkov and Libeň.**

On the entrance level (5th floor of the building), there is a living room with a kitchen and dining area, a bathroom (with a shower, toilet, and connection for a washing machine), and a hall. Upstairs is a bedroom with a **work area**.

Most of the furniture is custom-made and is included in the price, as is a **cellar storage unit**. Floors are laminate, the French window and skylight are triple-glazed with plastic frames. Facilities also include fireproof doors with security fittings, a **recuperation unit** guaranteeing the supply of fresh air, optical data distribution, and **Siemens** (oven), **AEG** (induction hob), and **Bosch** (fridge) kitchen appliances. Heating is from the central gas boiler. The modern energy-efficient building with an **elevator** was completed in 2018; the apartment was approved in 2019. **Garage parking space** available at extra cost of CZK 400,000; possibility to charge an electric car in the underground garage.

A bus that takes you to the Flora metro station stops right next to the building, and there is also a tram stop within walking distance. Tennis **courts**, a **football pitch**, a **golf course**, or a **swimming pool** with a **wellness** area are nearby. The **Galerie Harfa Shopping Center** is a 5-minute drive away. The location is very pleasant thanks to the Krejcárek forest, which is connected to the **park on Vítkov Hill**.

Interior 42 m<sup>2</sup>, cellar 4 m<sup>2</sup>. The owner's statement records the layout of the unit as a 1+kk loft - 23.9 m<sup>2</sup> floor, 12.4 gallery/loft.

Subject to special legal conditions.

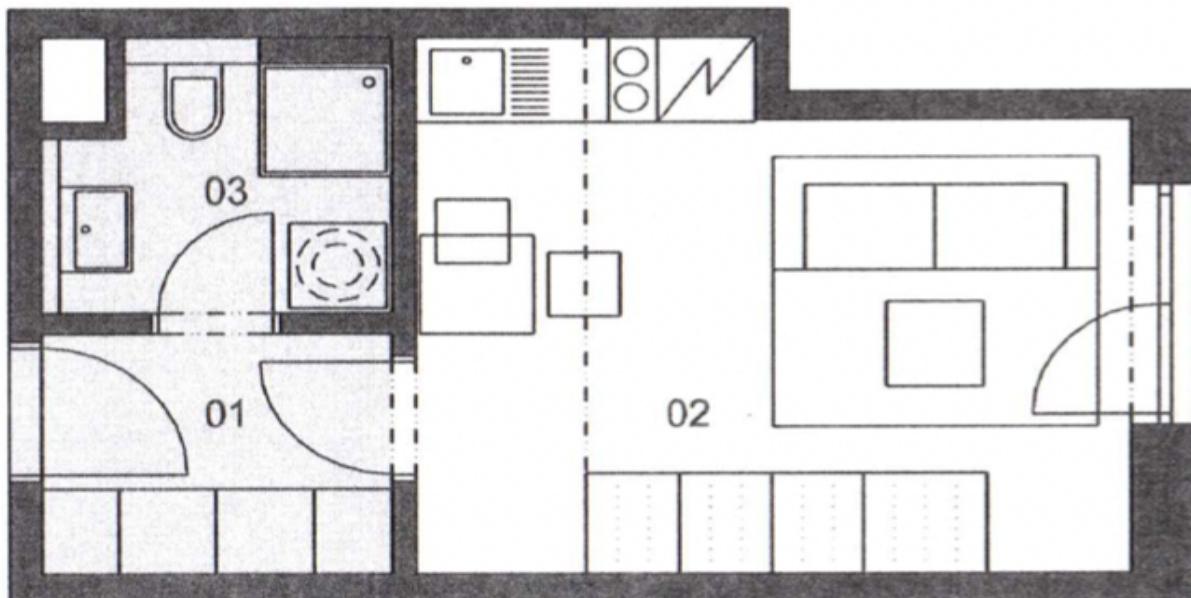
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



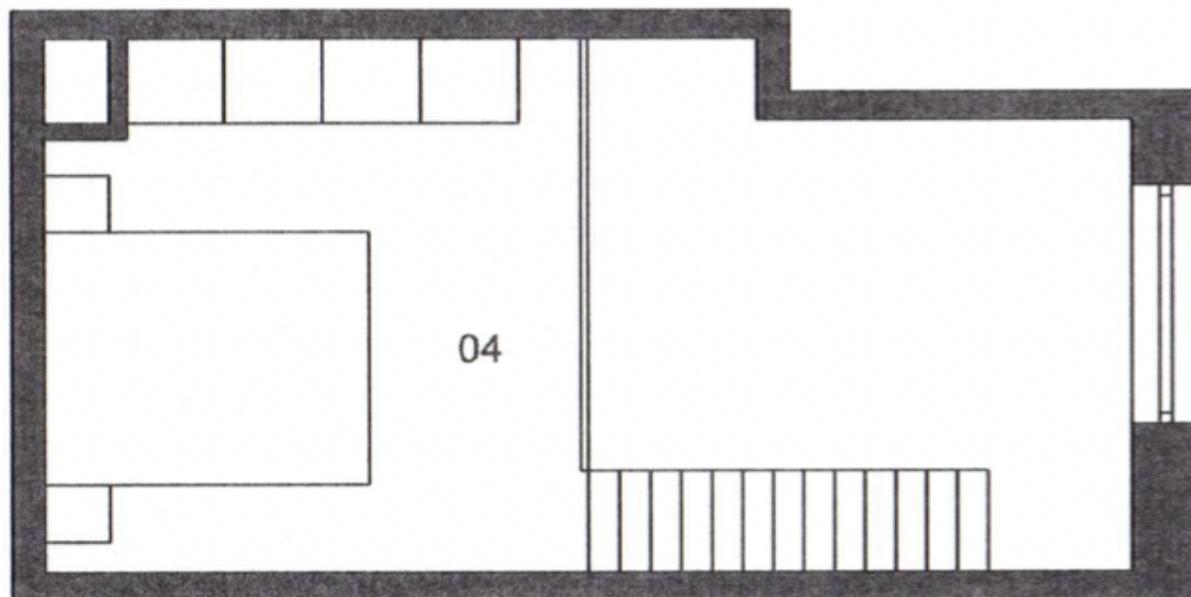
## Apartment One-bedroom (2+kk)

Sold

36.3 m<sup>2</sup>, Prague 9, Libeň, Novovysočanská



5+ NP



5++ NP