



## Apartment Two-bedroom (3+kk)

Sold

86 m<sup>2</sup>, Prague 8, Libeň, Nad Okrouhlíkem



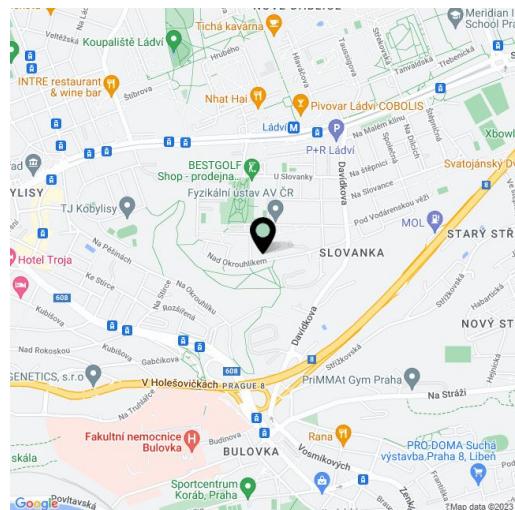


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Total area	91 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Terrace	5 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	44228



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This airy apartment with a south-facing balcony offering impressive views of Prague is located on the 2nd floor of a residential project, which is set in a quiet location right next to the Okrouhlík Forest Park. The purchase price includes a garage parking space.**

The practical layout offers a living room with a kitchen, a dining room, and access to a **sunny balcony**, as well as 2 north-facing bedrooms, a bathroom, a separate toilet, a closet, and an entrance hall.

The residence was completed in 2006; the building has an **elevator**. Facilities include windows with electrically controlled blinds, **underfloor heating** in the bathroom, LED lighting, a JOST interior brand kitchen with built-in appliances (glass ceramic hob made of **durable Ceran material**, hood, electric and microwave oven, dishwasher, refrigerator with freezer). Heating is by a gas boiler. The apartment includes **1 garage space and a cellar**.

Within walking distance is a kindergarten and elementary school, a children's playground, a **sports hall**, and a Sokol center with **tennis courts**. It takes 10 minutes to walk to the Ládví metro station, a tram stop, or a shopping center, and a bus stop is even closer. By car, you can quickly get to the city center and connect to Liberecká Street and the D8 highway. This peaceful area high above the city center is made even more pleasant by the **Okrouhlík protected forest park with rock formations**.

Floor area 85.42 m<sup>2</sup>, balcony 5.54 m<sup>2</sup>.

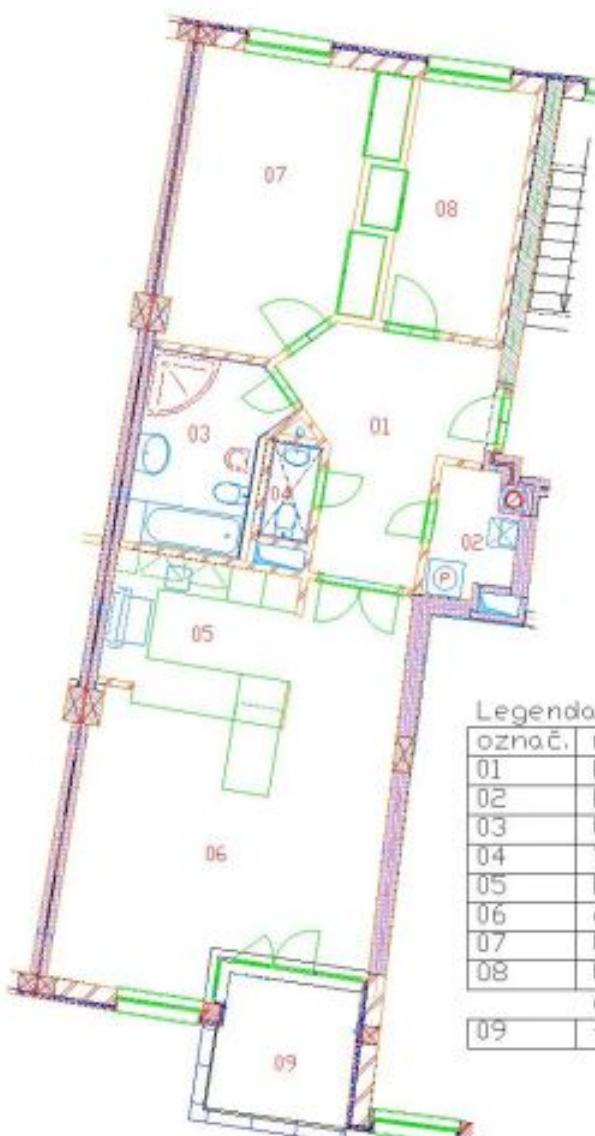
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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Legenda místností

označ.	místnost	plocha m <sup>2</sup>
01	hala	11,00
02	komora	2,90
03	láznička	7,25
04	WC hostě	1,30
05	kuchyň	7,70
06	obývací pokoj	29,12
07	ložnice	16,75
08	ložnice	9,40
	celkem	85,42
09	+ balkon	+ 5,54