



## Apartment One-bedroom (2+kk)

Sold

69.9 m<sup>2</sup>, Prague 9, Vysočany, Pechmanových





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Total area	81 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Loggia	11 m <sup>2</sup>
Parking	500 000 CZK
Garage	Yes
Cellar	-
Service price	4 691 CZK monthly
PENB	B
Reference number	100605

This wheelchair-accessible new apartment with a large loggia and spacious rooms is located on the 4th floor of an energy-efficient building with 2 elevators and an underground garage. The project is set in an originally industrial area, which is currently being transformed into a pleasant residential neighborhood with a full range of services, landscaped greenery, and excellent transport accessibility by metro and tram.

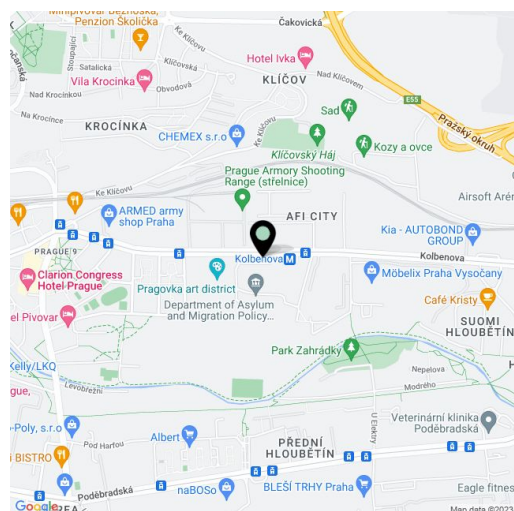
The area of the apartment is divided into a living space with a preparation for a kitchen and access to the loggia, 1 bedroom, a bathroom (with a bathtub, toilet, sink, and washing machine connection), and a foyer. The size of the rooms allows you to **easily change the layout to 2-bedroom**.

The building was completed in 2022. Facilities include **wooden floors**, security entrance doors, high-quality sanitary ware, and plastic windows with a preparation for electrically controlled front window blinds. Heating is central; **the very energy-efficient building** ensures low operating costs. The purchase price includes **a garage parking space and a cellar**. Residents can use the **storeroom for bikes or prams** with a shower to wash dogs, bikes, or prams.

The residential complex is complemented by a **pleasant public space with a park** created by renowned landscape architects. Another advantage is that the building is **right next to a metro station** and the Kolbenova tram stop. Within easy reach is a shopping center, several restaurants, a cafe, or the **Pragovka Gallery**. It is also close to **Zahrádky Park**, from where you can connect to a **bike path** that leads to the city center.

Floor area 69.9 m<sup>2</sup>, loggia 10.7 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.



\* 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.