



Apartment Three-bedroom (4+1)

€ 461 292 | CZK 11 500 000

86 m², Prague 9, Libeň, Čihákova





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Total area	89 m²
Floor area*	86 m²
Balcony	3 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	107875

This newly renovated three-bedroom apartment with two balconies is on the 1st floor of a well-maintained brick building with an elevator. Libeň is an attractive district full of contrasts, perfectly accessible by metro or tram. The O2 Arena, Galerie Harfa, Podviní Park, a bobsled track, a rope center, and a bike path offer a wide range of opportunities for active recreation.

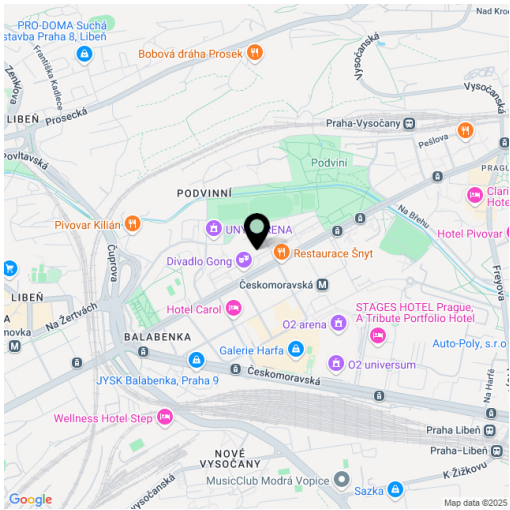
The apartment consists of a living room with access to a **balcony**, a kitchen (preparation for a kitchen unit) with a pantry, three bedrooms (two of which are south-facing), a bathroom with a shower, a separate toilet, and a hallway with a second balcony. All rooms are non-walkthrough. The purchase price also includes a **cellar storage unit**.

The apartment features plastic windows and vinyl flooring in a herringbone parquet design. Heating is provided by radiators connected to a central exchanger. The building, dating back to the 1940s, has been continuously renovated and includes **an elevator** and a shared **bike storage room**.

Libeň has a unique atmosphere, blending hidden village-like corners, industrial architecture, and elegant 1930s villas. The area offers excellent transport connections via the B line metro and trams, and caters to an **active lifestyle**. Nearby, you'll find the O2 Arena, Galerie Harfa shopping mall, the expansive Podviní Park with a rope center and bobsled track, a sports hall, and a rugby field. Nature lovers will appreciate the bike and nature trail along the Rokytka Stream, just 100 meters from the building. The surrounding amenities also include a medical center, numerous restaurants and cafés, kindergartens, elementary schools, and a high school.

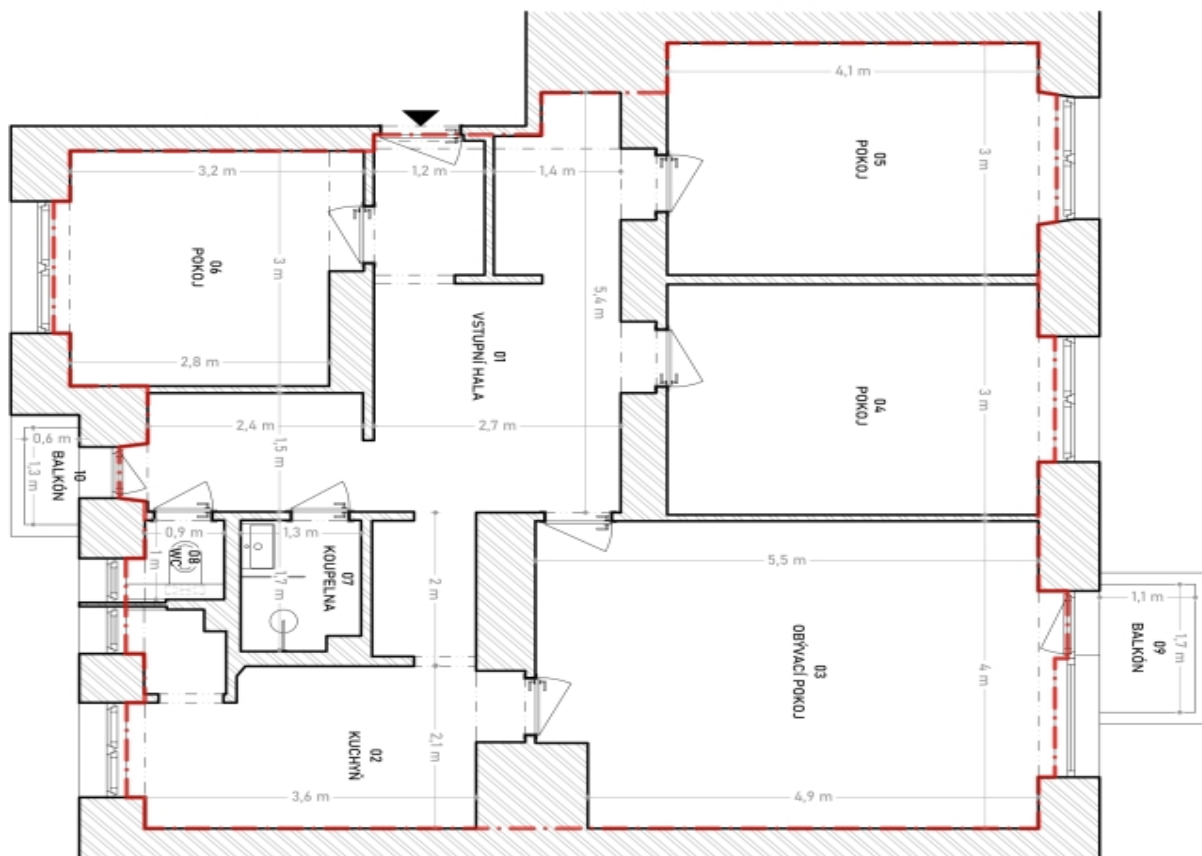
* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

Floor area 89 m², balconies 3 m² and 1.8 m², cellar.



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A vertical number line with markings from 0 to 7m. A bracket spans from 0 to 6m. To the right of the number line is a clock face showing the time 1:50.



VÝMĚRY MÍSTNOSTÍ	
BYTOVÁ JEDNOTKA	PLOCHA (m ²)
Č. M.	POPS
01	VSTUPNÍ HALA
02	KUCHYŇ
03	OBÝVACÍ POKOJ
04	POKOJ
05	POKOJ
06	POKOJ
07	KORIDOR
08	WC
	CELKOVÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)
09	BALKÓN
10	BALKÓN
	CELKOVÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)
	CELKOVÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)

Číslovo podnikové jednotky je stanoveno podľa Národného účtu 286/2003 SR § 3.

— + — HRAŇICE PODLAHOVÉ PLOCHY B.J., NB.J.

 ZDĚNÉ STĚNY