



Apartment Three-bedroom (4+1)

€ 458 441 | CZK 11 500 000

86 m², Prague 9, Libeň, Čihákova





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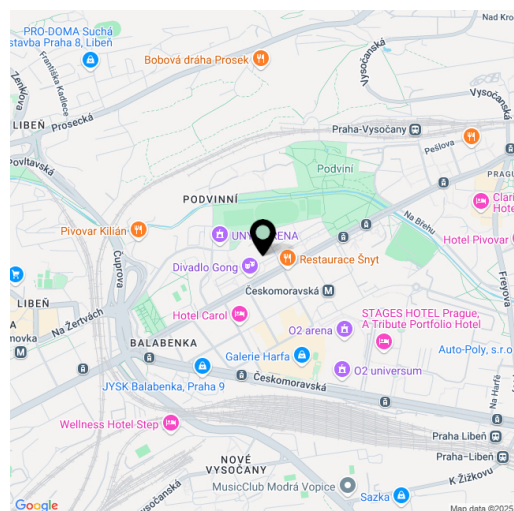
Total area	89 m ²
Floor area*	86 m ²
Balcony	3 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	107875

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.

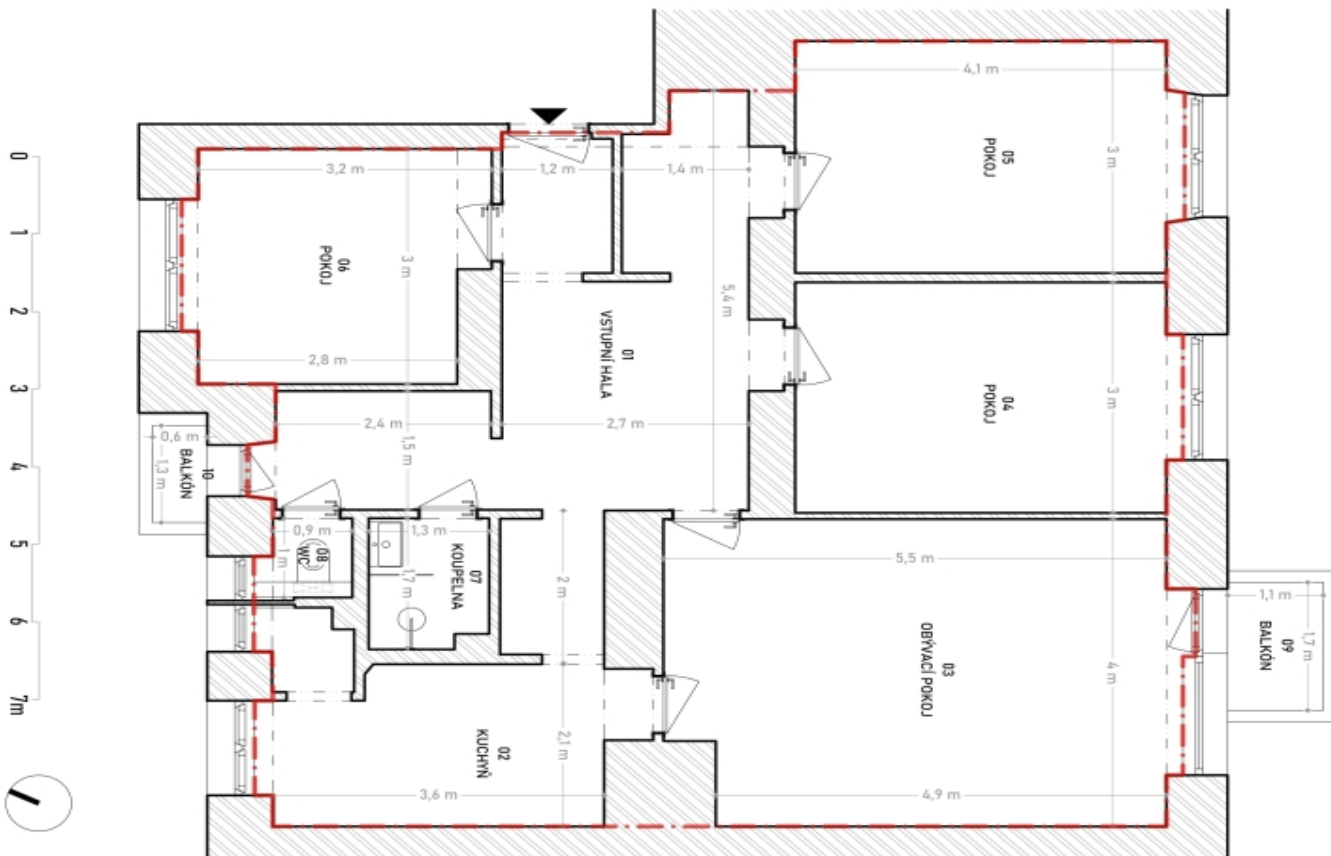
Floor area 89 m², balconies 3 m² and 1.8 m², cellar.



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--- HRANICE POULANOVÉ PLOCHY B.I., N.B.I.
 ▨ ZOBĚH STĚNY

VÝMĚRY MÍSTNOSTÍ	
BRTOVÁ JEDNOTKA	PLOCHA (m ²)
01 VSTUPNÍ HALA	20,5
02 KUCHĚŇ	9,0
03 OBÝVACÍ POKOJ	21,8
04 POKOJ	12,4
05 POKOJ	12,5
06 POKOJ	9,5
07 KOUPELNA	2,2
08 WC	1,1
UŽITNÁ PLOCHA BRTOVÉ JEDNOTKY (m ²)	
09 BALKÓN	2,0
10 BALKÓN	1,0
UŽITNÁ PLOCHA + BALKÓN (m ²)	
92	
POULANOVÁ PLOCHA BRTOVÉ JEDNOTKY (m ²)	
97,2	

Období předání je závislé na stavbě a stavbě je závislé na stavbě. Pro více informací kontaktujte makléře SVB&W. Účastníci jednání jsou povinni dodržovat podmínky obchodní smlouvy. ESI E 303203A