



## Apartment One-bedroom (2+kk)

€ 356 428 | CZK 8 900 000

60 m<sup>2</sup>, Prague 8, Libeň, Novákových







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|                  |   |
|------------------|---|
| Total area       | 60 m <sup>2</sup>                               |
| Parking          | Parking space in the car stacker for extra cost |
| Garage           | Yes   |
| Cellar           | 3 m <sup>2</sup>                                |
| PENB             | C   |
| Reference number | 108063  |

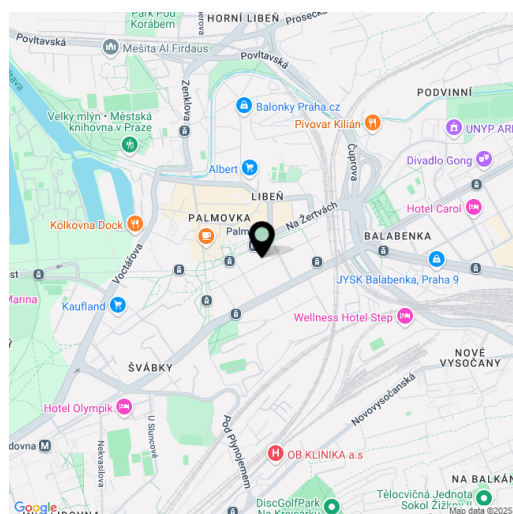
This unique loft-style apartment is located in an exceptional and multiple award-winning residential project from 2004, converted from a former hat factory. The residence, situated in Prague 8 – Libeň near the Palmovka metro station, includes an underground garage and a landscaped courtyard garden.

The southeast-facing apartment features an airy and bright living space with an open plan kitchen, a mezzanine with a bedroom and walk-in closet, a bathroom (with a bathtub, toilet, and sink), and an entrance hall. The living room boasts an impressive ceiling height of 4.5 meters.

The conversion of the factory, originally built in 1892 following a Viennese design, took place between 2004 and 2006 based on plans by architects from the Masák & Partner studio. High-quality standards include large wooden windows with exterior shading, wooden floors, and central heating. The kitchen is fully equipped, and the apartment comes with a storage unit and a parking space in a car stacker.

The gradually revitalized neighborhood offers full amenities, including supermarkets, smaller shops, bakeries, sports facilities, several restaurants and cafés, a post office, and a pharmacy. The large Galerie Harfa shopping and entertainment center is also nearby. Excellent transport accessibility is provided by the B-line metro station and multiple tram and bus stops.

Floor area 42.02 m<sup>2</sup>, mezzanine 17.91 m<sup>2</sup>, storage unit 2.5 m<sup>2</sup>.



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

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