



## Apartment Two-bedroom (3+1)

Ask for price

104 m<sup>2</sup>, Prague 8, Libeň, V Zahradách





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Total area	126 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	1 400 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	27629

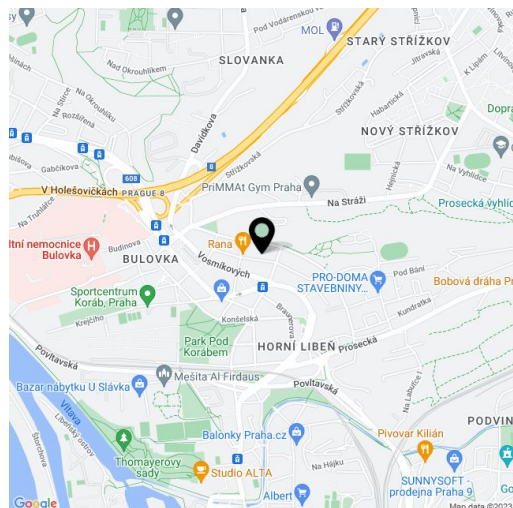
This bright apartment with 2 terraces and 4 parking spaces is located on the 5th floor of a residential building built in 2014 on a quiet cul-de-sac near a forest park and close to a tram stop.

The apartment is divided into a southwest-oriented living room with a kitchen and a dining room, 2 bedrooms, a bathroom, a guest toilet, and an entrance hall. All living rooms have access to one of the two terraces. The larger bedroom can easily be divided into 2 separate rooms so that the layout can be changed to 3-bedroom.

Facilities include vinyl flooring, triple-glazed plastic windows and remote control exterior blinds with a Panorama remote control system, a custom-made kitchen with Siemens brand appliances (including steam and classic ovens combined with a microwave), a preparation for air conditioning, and built-in wardrobes. Heating is by a Baxi gas boiler. The unit has 4 parking spaces in an automated parking system and a double brick cellar. In the courtyard, residents can use a common terrace with landscaped greenery, a seating area, and a children's play area.

There are grocery stores on the same street, and other shops, a kindergarten and elementary school, several restaurants, or the Na Bulovce hospital are within walking distance. A tram stop with links to the Palmovka metro station (line B) (in 5 minutes) or the Kobylisy metro station (line C) (in 7 minutes) is 150 meters away. Nearby is also a forest park with a lookout spot from where you can see all of Prague, and the Na Korábě Park with a playground.

Usable area 104.9 m<sup>2</sup>, terrace 16.7 m<sup>2</sup> and 4.8 m<sup>2</sup>, cellar.



\* 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.



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