



Apartment Two-bedroom (3+1)

Ask for price

104 m², Prague 8, Libeň, V Zahradách





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| | |
|------------------|--------------------|
| Total area | 126 m ² |
| Floor area* | 104 m ² |
| Terrace | 22 m ² |
| Parking | 1 400 000 |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 27629 |

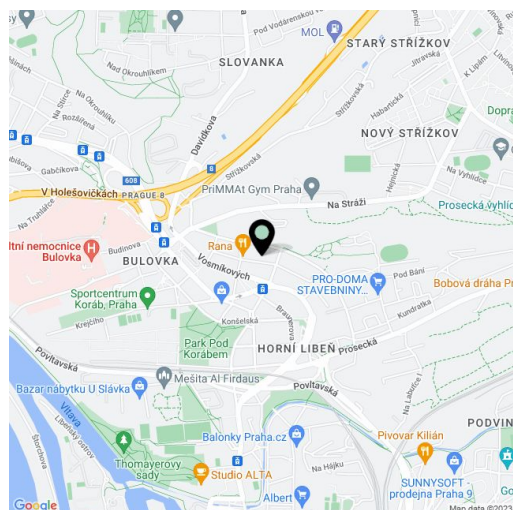
This bright apartment with 2 terraces and 4 parking spaces is located on the 5th floor of a residential building built in 2014 on a quiet cul-de-sac near a forest park and close to a tram stop.

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 m², terrace 16.7 m² and 4.8 m², 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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