



## Apartment Studio (1+kk)

52.9 m<sup>2</sup>, Prague 8, Kobylisy, Vršní

Sold





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Total area	53 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	34649

This apartment with a winter garden is located on the 1st floor of a new building perched high above the center of Prague and the Vltava River, in the popular Kobylisy neighborhood with perfect transport links, a full range of services, and plenty of greenery. Completion is scheduled for the end of this year.

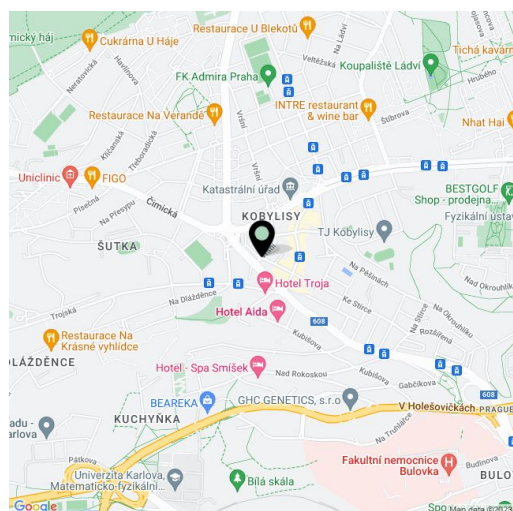
The layout consists of a main living space with a preparation for a kitchen and plenty of space for a sleeping zone with access to the **winter garden**. There is also a central bathroom (with a shower and toilet), and a spacious entrance hall.

The interior will be finished to an **elegant standard**, including vinyl flooring, ceramic bathroom and floor tiles, **French windows** with wooden and aluminum frames, brand-name sanitary ware, tropical wood on the terraces and balconies, and security entrance doors. The purchase price includes a **cellar**; there is a **possibility to buy 1-2 parking spaces**. Heating will be provided by a central gas boiler room in the building.

The building is located in a place just 3 stops away by metro or a few minutes by tram from the city center; there are public transport stops right by its doors. In the vicinity, there is a supermarket, the Kobyliský Dvůr with a farmer's market and community events, several cafes and restaurants, lots of small shops, a bank, a pharmacy or a swimming pool, other services (clinic, kindergartens, elementary schools, sports hall). The surrounding area is full of landscaped green areas, the closest of which is the revitalized **Dlážděnka Park** and the **Okrouhlík** natural monument, as well as the large **Ďáblický háj** and **Drahaň-Troja nature parks** with many unique natural monuments.

Total area 52.9 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.

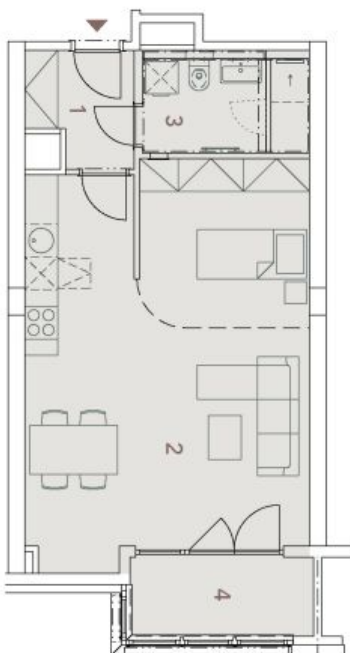


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VILAŘÍN  
VRŠNÍ



Schema podlahy domu představuje dispoziční řešení bytu. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

byt 22 | 1+kk | 52,90 m<sup>2</sup>

č. místnost	m <sup>2</sup>
1 chodba	3,80
2 obývací pokoj + KK	36,80
3 koupelna / WC	5,30
4 zimní zahrada	4,80
<b>užitná plocha</b>	<b>50,70</b>
<b>podlahová plocha</b>	<b>52,90</b>

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