



## Apartment Two-bedroom (3+kk)

Sold

81.3 m<sup>2</sup>, Prague 9, Hloubětín, Nademlejská





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Total area	98 m <sup>2</sup>
Floor area*	81 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	700 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	36529

This bright, air-conditioned apartment finished to a high standard, with 2 garage parking spaces and a terrace with unobstructed views of tall treetops, is located on the top floor of a building in the gated Kejřův Park 2 residential project. The complex was completed in 2013 and features a reception, 24-hour security, an underground garage, a private park, and many other services. A great environment for comfortable family living.

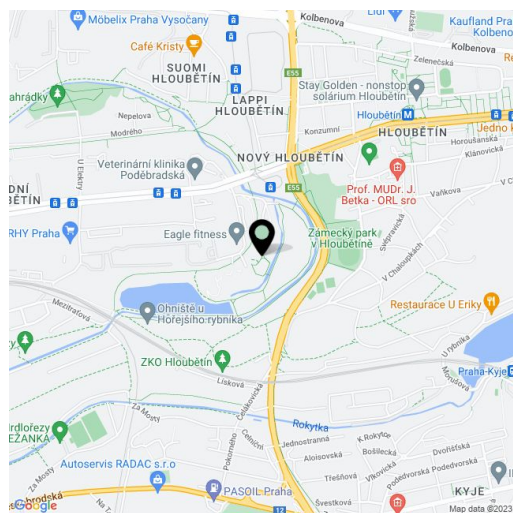
The layout of the unit on the 4th floor offers a living room with a kitchen, dining room, and access to the terrace, 2 bedrooms, a bathroom, a separate toilet, and an entrance hall.

Facilities include quality wooden floors, wooden Euro windows, security fire entrance doors (class 3), and central heating. Its high standard features include a Toshiba top-of-the-range air-conditioning unit, an Italian-made pergola, bespoke built-in furniture, an Italian leather sofa and table from **BoConcept**, luxury English wallpaper in the bedroom, and a kitchen with quality Blumen, Liebherr, **Siemens**, and **Miele** appliances. Concrete tiles on the terrace; glass railings provide a feeling of perfect fusion with the surrounding greenery. The unit comes with 2 garage parking spaces and a cellar.

The gated and guarded complex is accessible only through the reception. Residents can enjoy a 3D cinema, mini golf, a park with a pond, a sandy beach and pier, a playground, ping pong tables, and volleyball courts. All civic amenities, including a kindergarten and elementary school, medical services, or shops, are within walking distance. A tram stop is located nearby and a metro station is within walking distance. The **Vysočina bike trail** goes around the complex and bypasses the busy roads to wind along the **Rokytká Stream** and across Libeňský Island, allowing you to bike all the way to city center. The park at Kejřova mlýn is connected to the large **Smetanka Nature Park**.

Interior 78.2 m<sup>2</sup>, terrace 16.4 m<sup>2</sup>, cellar 3.1 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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