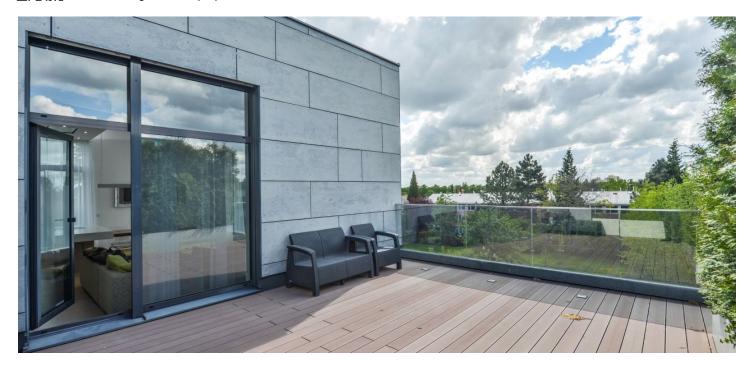
Apartment Three-bedroom (4+kk)

Sold

136 m², Prague 8, Kobylisy, Javorová













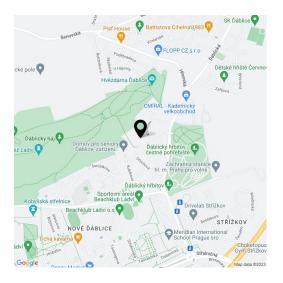


Apartment Three-bedroom (4+kk)

Sold

136 m², Prague 8, Kobylisy, Javorová

Total area	168 m²
Floor area*	136 m²
Terrace	32 m²
Parking	1000000
Garage	Yes
Cellar	Yes
PENB	С
Reference number	39917



* 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.

This above-standard penthouse with a large terrace, two bathrooms, and parking for two cars is located on the 3rd topmost floor of a modern residential complex with a reception. It offers quiet family living in the immediate vicinity of the Ďáblický háj forest park.

The layout consists of a spacious entrance hall with a **dressing room**, a living room with a kitchen, a dining area, and **access to the terrace**, a **master bedroom with a dressing room** and bathroom (with a shower and toilet), another 2 bedrooms, a master bathroom (with a **bathtub** and bidet), a separate toilet, and a laundry room.

The apartment provides a high level of comfort thanks to quality materials and design. Facilities include bamboo, cork, or tiled floors, and a security front door. Large aluminum windows with double glazing offer panoramic views of the surrounding greenery and are equipped with motorized exterior window blinds. There is air-conditioning in the living room and one of the bedrooms. The kitchen is fully equipped. The space is centrally heated and protected by a camera system. Its distinctive glazed surfaces and the high ceilings create an airy interior.

The residential project dates from **2011**. It is gated and has a **24/7 reception** and security. The apartment is the **only one on the floor**, and it includes **two** underground **garage parking spaces** (one classic, the other in an automated parking system) and a **cellar storage unit**.

The complex is **directly connected** to the large **Ďáblický háj forest park** with beautiful views, an observatory, hiking trails, lakes, and numerous playgrounds. There is an elementary school and kindergarten nearby, and the location offers many opportunities for **sports and shopping** (Letňany, Čakovice) and is **within easy reach** of the exit to Teplice and Mladá Boleslav from the **D8 highway**. A **bus stop** is 5 minutes away, a tram stop 12 minutes, and the Ládví metro station **5 minutes**.

Interior 136.23 m², terrace 32.05 m², cellar 4.6 m².

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