



## Apartment Three-bedroom (4+kk)

**Sold**

136 m<sup>2</sup>, Prague 8, Kobylisy, Javorová





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|                  |                           |
|------------------|---------------------------|
| Total area       | 168 m²                    |
| Floor area*      | 136 m²                    |
| Terrace          | 32 m²                     |
| Parking          | Two garage parking spaces |
| Garage           | Yes                       |
| Cellar           | Yes                       |
| PENB             | C                         |
| Reference number | 39917                     |

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.

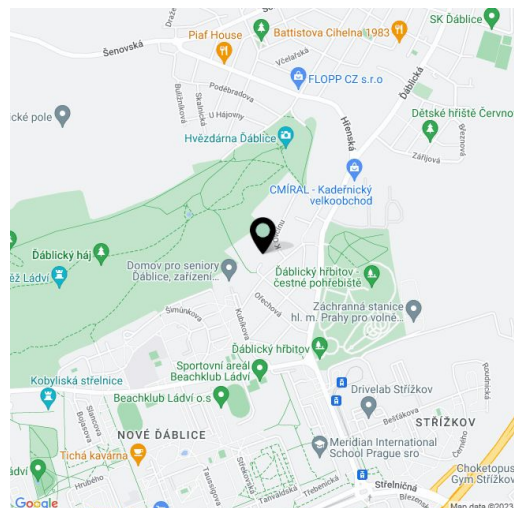
The apartment provides a high level of comfort thanks to **quality materials and design**. Facilities include **bamboo, cork**, or tiled floors, and a **security front door**. **Large aluminum windows** with double glazing offer panoramic views of the surrounding greenery and are equipped with motorized **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.



\* 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.