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# Apartment One-bedroom (2+kk)

**Sold**

78.21 m², Prague 4, Šeberov, K Šeberov

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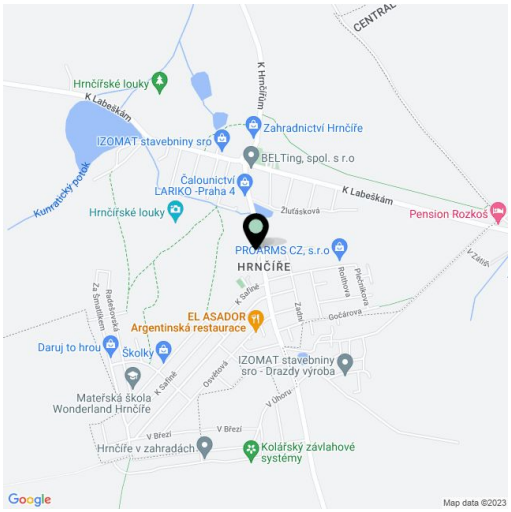
**Sold**

78.21 m², Prague 4, Šeberov, K Šeberov

| | |
|---|---|
| **Total area** | 86 m² |
| **Floor area*** | 78 m² |
| **Balcony** | 8 m² |
| **Parking** | Yes |
| **Cellar** | - |
| **Service price** | 2 300 CZK monthly |
| **PENB** | B |
| **Reference number** | 100329 |




***** 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 bright, atypical apartment with a balcony with unobstructed views of the Hrnčířské Luky Natural Monument is part of a boutique residence created in a historic homestead set in a place with a peaceful country atmosphere. The Šeberov district is popular precisely for its neighborhood character, wide range of civic amenities, good transport accessibility, and proximity to nature.**

The 2nd floor apartment consists of an open living space with a kitchen, dining room, and access to a west-facing **sunny balcony** with **beautiful views**, 1 bedroom, a bathroom, a separate toilet, and a hall. The living room provides a **feeling of freedom** thanks to the **ceiling open all the way to the rafters** and the large French windows toward the balcony; the staircase leads to a **gallery** with a study and relaxation corner.

The residence was approved in 2016. Facilities include floating **wooden floors,** ceramic tiles in the bathroom, **wooden Euro windows** and **Velux** skylights, a security entrance door, heat-absorbing blinds, and a kitchen with **Electrolux** appliances (including a washing machine and dryer). The purchase price includes **an outdoor parking space** in the courtyard and access to the apartment via an outdoor covered staircase and **patio.**

The unique area is surrounded by **meadows and ponds** with a long history; the local dominant landmark is **the church from the turn of the 13th and 14th centuries.** There is a bus stop right next to the residence, from where you can get to the Opatov metro station in 7 minutes. Shops, restaurants, cafes, and numerous **sports grounds** are within easy reach, and the beautiful landscape is crossed by several **bike paths**. By car, you can easily connect to the D1 highway and the Prague Ring Road.

Floor area 78.21 m² (of which the gallery is 16 m²), balcony 7.8 m².

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