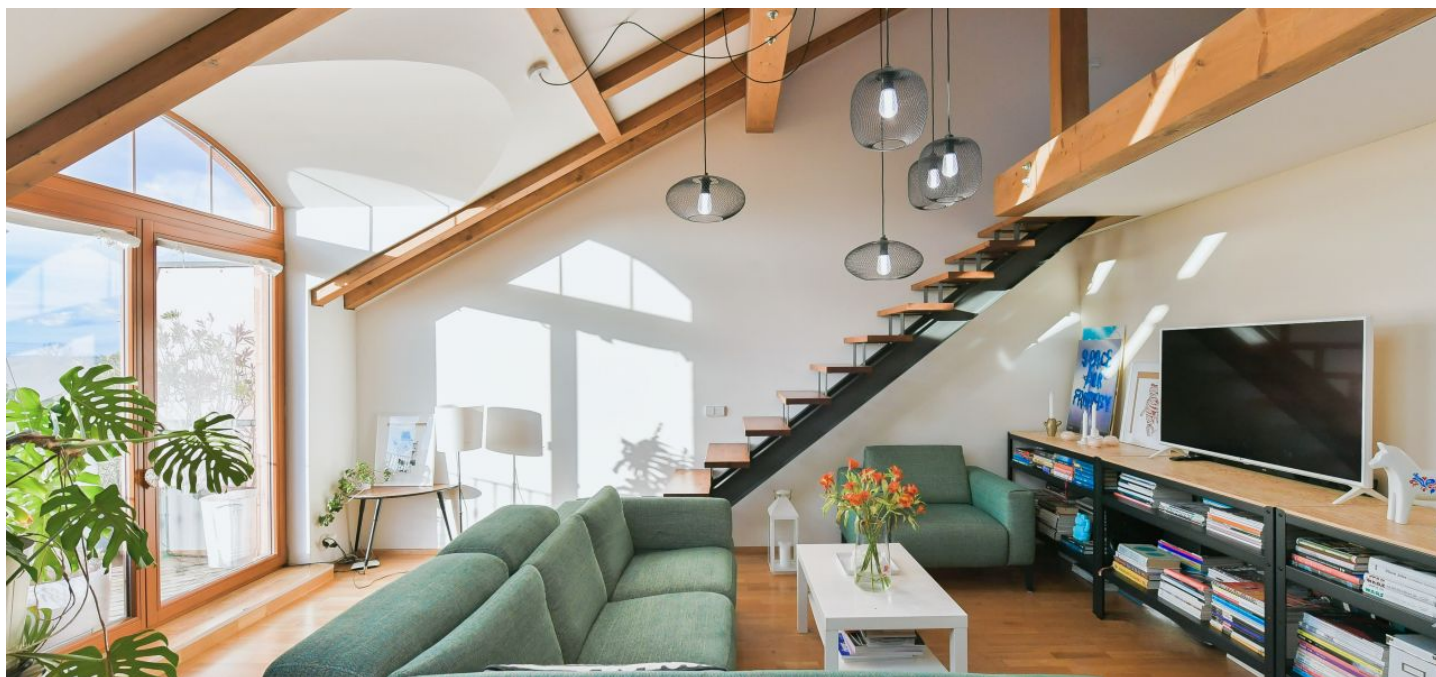




## Apartment One-bedroom (2+kk)

Sold

78.21 m<sup>2</sup>, Praha 4, Šeberov, K Šeberov





## Apartment One-bedroom (2+kk)

**Sold**78.21 m<sup>2</sup>, Praha 4, Šeberov, K Šeberov

Total area	86 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Yes
Cellar	-
Service price	2 300 CZK monthly
PENB	B
Reference number	100329

**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.**

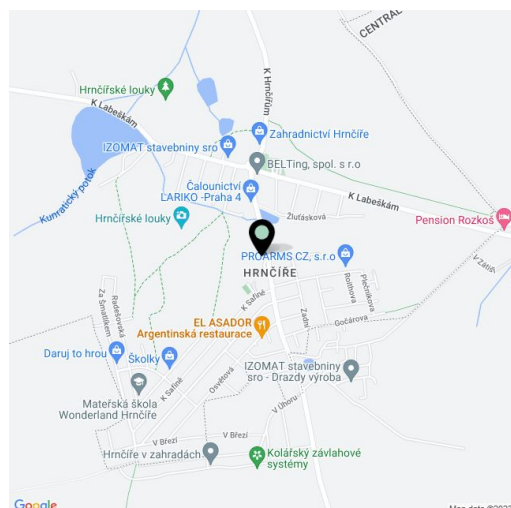
The 2nd floor apartment consists of an open living space with a kitchen, dining room, and access to a west-facing **sunny balcony** with **beautiful views**, 1 bedroom, a bathroom, a separate toilet, and a hall. The living room provides a **feeling of freedom** thanks to the **ceiling open all the way 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 m<sup>2</sup> (of which the gallery is 16 m<sup>2</sup>), balcony 7.8 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.