



## Apartment One-bedroom (2+kk)

Sold

37.21 m<sup>2</sup>, Prague 8, Libeň, Novákových





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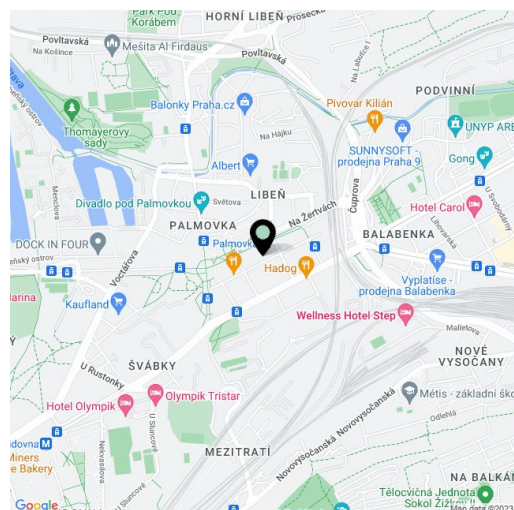
Total area	57 m <sup>2</sup>
Floor area*	37 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Front garden	23 m <sup>2</sup>
Parking	Parking in the car lift
Cellar	Yes
PENB	C
Reference number	102987

**This air-conditioned loft apartment with a large terrace and a parking space is part of the award-winning Lofty Palmovka project, created out of a former factory. A convenient place near a metro station, tram stops, and full civic amenities.**

The entrance level (on the 1st floor of the building) consists of a living room with a kitchen, a foyer with a built-in wardrobe and a bathroom (with a bathtub, toilet, and connection for a washing machine). The living room is connected to a **large northwest-facing terrace, and a comfortable staircase** leads to a **spacious gallery** used as a bedroom and study area.

The reconstruction and extension **project** of a former hat factory was completed in 2006 according to the designs of the **Masák & Partner architectural studio**. The offered apartment is located in the extension. The building has an **elevator that stops at the mezzanine floors**. The unit's floors are made of **Hevea tropical wood**, the stairs to the gallery are also wooden, and the bathroom is tiled. The gallery provides space for a large built-in wardrobe, the kitchen is equipped with built-in appliances including a dishwasher (appliances are 5 years old). In 2019, **air conditioning** was installed; heating is by the central house boiler. The ceiling height is approx. 5 m. The purchase price includes a **cellar and a parking space in an automated parking system**. In the owner's statement, the apartment is listed as a studio with a gallery.

The Palmovka metro station and tram stop are about a minute's walk from the away. There are plenty of shops, restaurants, cafes, a polyclinic, the **Divadlo pod Palmovkou theater**, and several indoor and outdoor sports fields in the vicinity. You can quickly connect to a **safe bike path** along the **Vitava River or Rokytka Stream**.



\* 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.

Floor area including gallery 37.21 m<sup>2</sup>, terrace with front garden 43.44 m<sup>2</sup>, cellar 2.44 m<sup>2</sup>.