



Apartment One-bedroom (2+kk)

Sold

59 m², Praha 8, Libeň, U Libeňského pivovaru





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| | |
|------------------|----------------------|
| Total area | 63 m ² |
| Floor area* | 59 m ² |
| Balcony | 4 m ² |
| Parking | Garage parking space |
| Garage | Yes |
| Cellar | 4 m ² |
| PENB | G |
| Reference number | 105605 |

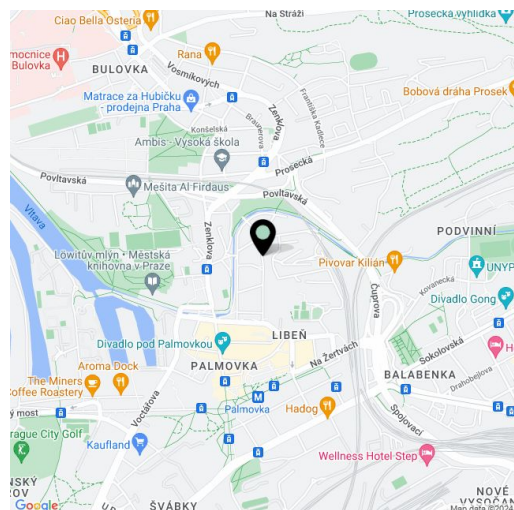
This west-facing airy loft-type apartment with a balcony and a garage parking space is part of the successful X-LOFT residential project, which is characterized by an original design, sustainability, and energy-efficient standards. The apartment building is located on a quiet one-way street near the Palmovka metro station, in the Libeň district with a complete infrastructure, including many sports fields.

The area of the 1st floor apartment consists of a living room with a **double height ceiling** of 4.9 m and access to the **balcony**, an adjoining kitchen, a bedroom located on the **gallery**, a foyer, and a bathroom (with a bathtub and toilet).

The project was completed in 2012. **The large-format wooden windows** have triple glazing with insulation against noise and heat loss; the floors in the apartment are laminate and tiled. The kitchen is fully equipped (including a dishwasher), and the built-in wardrobe in the bedroom provides **plenty of storage space**. Heating is provided by a central gas boiler and **solar panels** are used to heat water. The purchase price includes a **garage parking space** and a **cellar**.

The Palmovka metro station is less than a five-minute walk away, as well as tram stops. There are also shops and restaurants, a **wellness center**, tennis and badminton courts, volleyball and football pitches, golf tees and other **sports grounds** within a convenient distance, a pleasant **bike path** runs through the greenery along the **Rokytká Stream**. **Thomayerovy Sady Park** is nearby.

Floor area 58.8 m², balcony 4.3 m², cellar 3.5 m².



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.