



Apartment Two-bedroom (3+kk)

Sold

81 m², Prague 8, Libeň, Voctářova





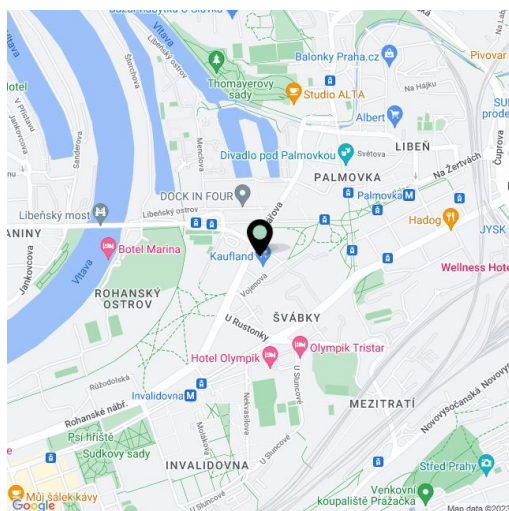
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| | |
|------------------|--------------------|
| Total area | 191 m ² |
| Floor area* | 81 m ² |
| Terrace | 110 m ² |
| Parking | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 16903 |

Luxury two-bedroom apartment with roof terrace situated in a new residential complex, located in a revitalized waterfront area on the border of the Karlin and Libeň city quarters.

Unique concept with waterfront promenade and pier with space for relaxing as well as commercial spaces with restaurant, cafe and other services. This 4th floor roof apartment offers an entrance hall with space for built-in wardrobes, an open concept living room, dining area and access to the balcony, 2 bedrooms, and main bathroom, guest toilet. High-specification space: wood floors (limed oak / American walnut), floor to ceiling windows, design fixtures and fittings, heated flooring and large-format tiles in bathrooms, security entry door. The purchase price is listed including cellar and VAT, parking space available but not included in price. The interior is 78 m², terrace 62 m². The residence has a 24-hour reception area, lift at each entrance, underground parking garage. Each apartment building has direct access to the pier and marina. The location features a vibrant atmosphere with elements of industrial history and living. The Thomayerovy sady Park, Libeňský zámek Chateau, and sport facilities (tennis courts, golf tee) are within walking distance, while the cultural scene is represented by Divadlo Pod Palmovkou Theater and the DOX Center for Contemporary Art. Metro and tram stops are a short walk from the building, excellent access to the city center and transport links. All public amenities are nearby. All available apartments are open daily from 11am to 6pm.



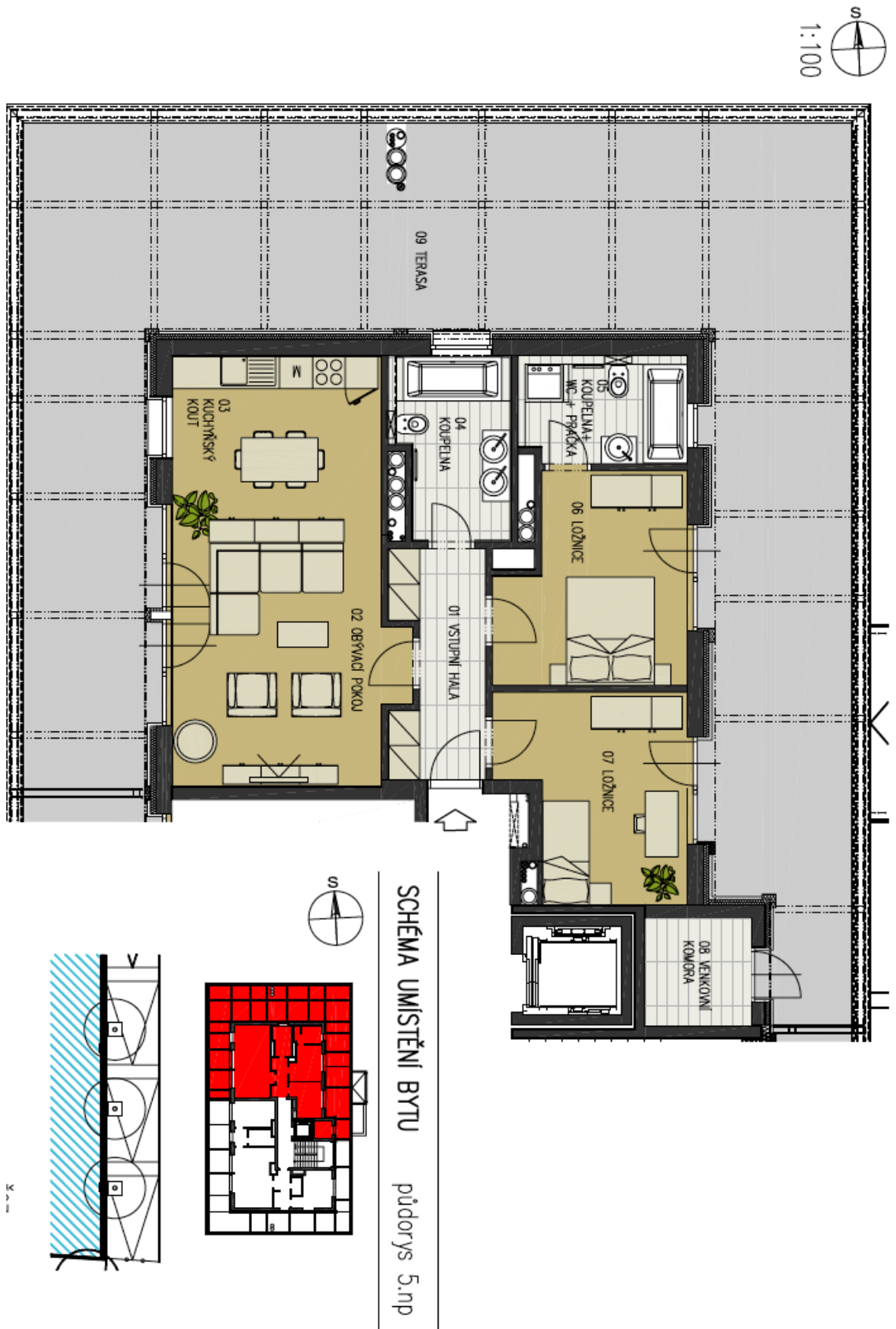
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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LEGENDA MÍSTNOSTÍ

| | |
|--|--------|
| BYTOVÝ DŮM V4 | |
| 5. NADZEMNÍ PODLAŽÍ (4. PATRO) | |
| KATEGORIE BYTU | 3+KK |
| CELKOVÁ PRODEJNÍ PLOCHA BYTU [m ²] | 80,71 |
| CELKOVÁ PLOCHA BALKÓNŮ A TERAS [m ²] | 110,36 |

| OZNAČENÍ | NÁZEV MÍSTNOSTI | m ² |
|----------|------------------------|----------------|
| 01 | VSTUPNÍ HALA | 6,95 |
| 02 | OBŮVACÍ POKOJ | 26,33 |
| 03 | KUCHYŇSKÝ KOUT | 4,96 |
| 04 | KOUPELNA + WC | 6,90 |
| 05 | KOUPELNA + WC + PRAČKA | 5,97 |
| 06 | LOŽNICE | 12,54 |
| 07 | LOŽNICE | 11,98 |
| 08 | VENKOVNÍ KOMORA | 3,75 |
| 09 | TERASA | 110,36 |