



## Apartment Two-bedroom (3+kk)

Sold

81 m<sup>2</sup>, Prague 8, Libeň, Voctářova





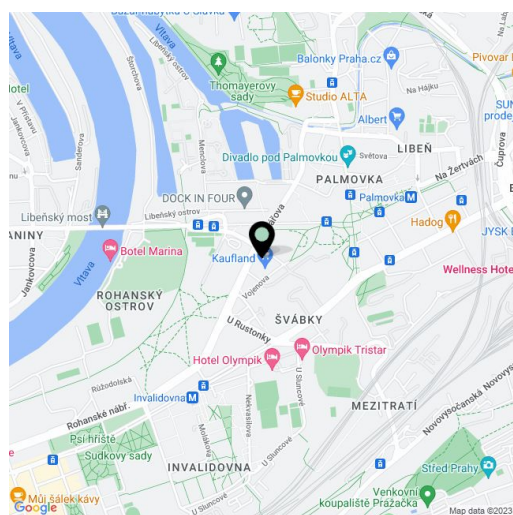
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Total area	191 m <sup>2</sup>
Floor area*	81 m <sup>2</sup>
Terrace	110 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	B
Reference number	16903

**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 m<sup>2</sup>, terrace 62 m<sup>2</sup>. 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.

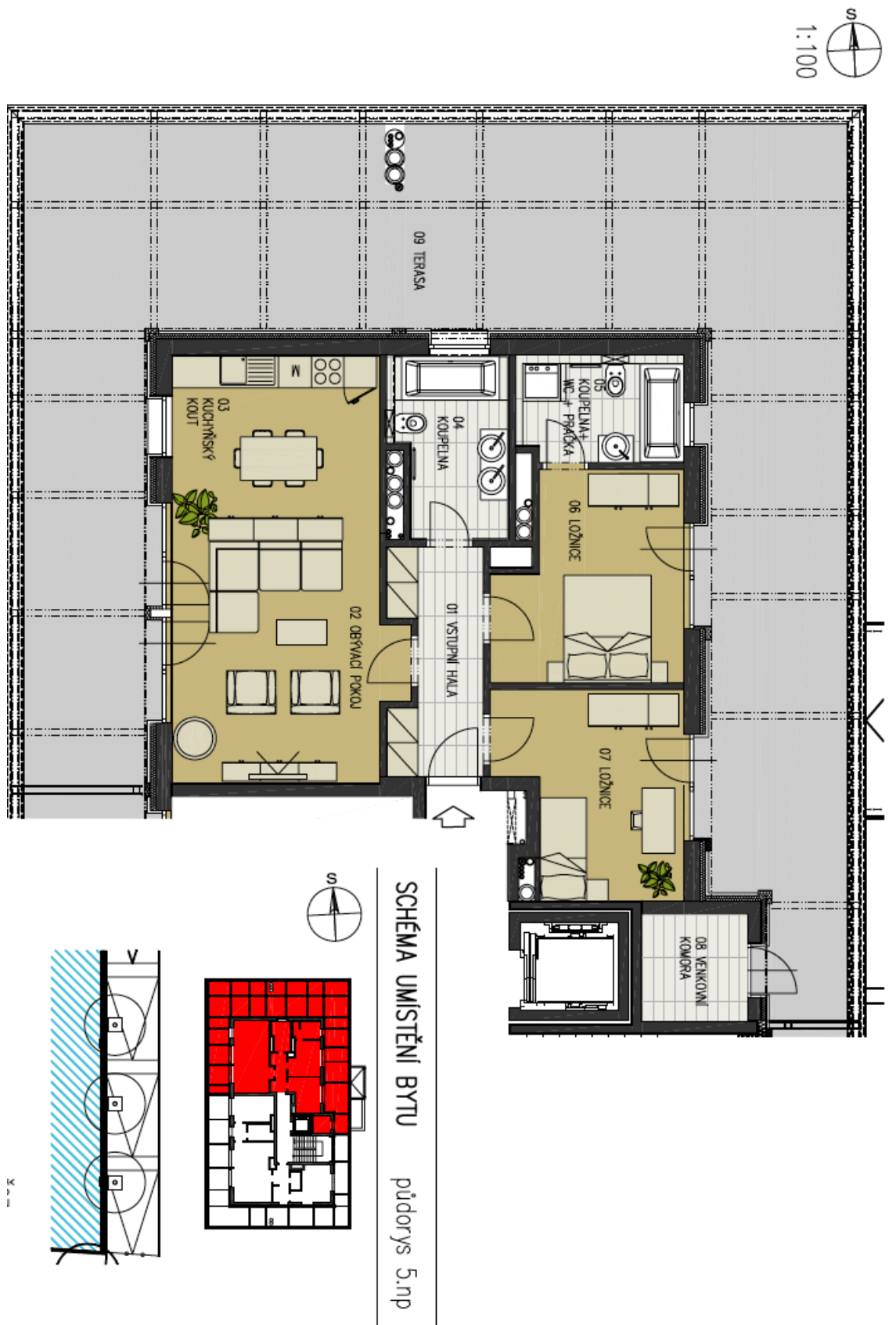




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## LEGENDA MÍSTNOSTI

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

OZNAČENÍ	NÁZEV MÍSTNOSTI	m <sup>2</sup>
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