



## Apartment One-bedroom (2+kk)

Sold

64 m<sup>2</sup>, Prague 8, Libeň





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Total area	69 m <sup>2</sup>
Floor area*	64 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking space at extra cost.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22092

\* 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.

**New apartment with balcony situated on the 1st floor of second phase of the unique waterfront residential complex on the border of Karlín and Libeň. Residents will enjoy absolute privacy, beautiful views of the river, plenty of greenery and easy access to the city center.**

This apartment offers an entrance hall, open plan living room with kitchen, dining area and a balcony, bedroom, bathroom with tub, shower and toilet, and an utility room. Garage parking space and cellar available at extra cost.

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.

Interior 64.5 m<sup>2</sup>, balcony 4.80 m<sup>2</sup>. Pictures were taken in the first finished flat in the project.



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