



## Apartment Two-bedroom (3+kk)

€ 231 008 | CZK 5 796 000

57 m², Prague 9, Libeň





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Total area	60 m²
Floor area*	57 m²
Balcony	3 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	26295

\* 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.

This 2-bedroom apartment with balcony undergoing with the entire building a high-standard reconstruction is situated in an attractive residential part of Libeň, just a few steps from the Harfa shopping gallery and cinema, near the Českomoravská metro station and several parks with wide possibilities for relaxation and sports. Completion scheduled for Q3 / Q4 2018.

Southwest oriented apartment on the 2nd floor will consist of a living room with dining area and preparation for kitchen, master bedroom with access to northeast oriented balcon, second bedroom, bathroom with shower and toilet and entry hall.

The high standard of equipment includes **wooden glued floors**, large-size ceramic tiles, **new wooden windows**, Sapeli interior doors, Laufen and Jika equipment in the bathroom. The house is undergoing a complete reconstruction involving the replacement of the roof, windows and doors, installation of a new lift, repairs of the facade and pipes.

The apartment is located in an area with excellent transport links, close to the metro station line B and stops with numerous tram and bus connections. The nearby Harfa Gallery offers not only shops, but also a restaurants, a 5D cinema or a Dinopark. Conveniently, you can also reach the O2 Arena and Podviní Park with the rope center, the dog playground and the bobsleigh track, or join the cycle path along the Rokytka River.

Interior 56.9 m², balcony 3.2 m², cellar 2.2 m².



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