



## Apartment Three-bedroom (4+1)

Sold

112 m<sup>2</sup>, Praha 9, Vysočany, Nepilova





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Total area	142 m <sup>2</sup>
Floor area*	112 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
Service price	6 228 CZK monthly
PENB	C
Reference number	27164

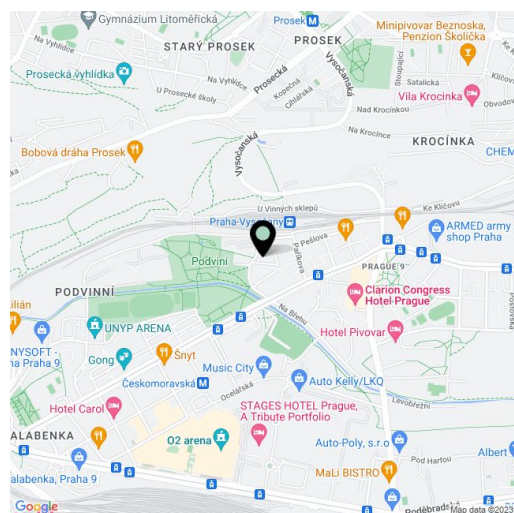
This 2nd floor apartment with a large south-west oriented terrace and a lot of storage space is especially suitable for families with children. The residential complex Rubeška with a reception is located at the edge of the park, and there is great transport access to the center by metro, tram and train.

The practical layout separates the apartment into private and social zones. To the left from the entrance hall there is the private area with a walk-in closet, bathroom and two bedrooms. One of them has access to the terrace, which forms a gallery around the entire apartment and offers **beautiful views of the park**. The background section consists of a corridor with doors to the storeroom, laundry and bathroom. From the corridor there is also an entrance to the study / guest bedroom with terrace access. The social zone consists of a large living room and a separate kitchen with window facing the greenery. The room optically magnifies the light through the French windows with access to the terrace.

The partly furnished apartment requires some modernization. The bathrooms have a toilet, bidet, shower and bathtub. The kitchen is fully equipped. One of the bedrooms has a built-in wardrobe. The windows are plastic, and large-size in the living room. Central heating. The house is guarded by **24-hour reception**. The apartment has a **separate, spacious garage**, and parking without any problems is possible in front of the house as well.

Rubeška is an ideal place for a family with children, thanks to the nearby **Podvíní park** with many sports facilities (rope park, bobsleigh track, skatepark, educational trail around the Rokytká brook, children playgrounds and playground for dogs). The location also has excellent transport links: **Vysočanská metro station (line B)**, tram stop and the train station are within walking distance, with links to **Masaryk station** (it takes 8 minutes). All civic amenities including shops are located nearby. There is a **kindergarten and nursery school just opposite the house, while not far from the residence you can find a pharmacy, cafe, and sweet-shop**.

Interior 112,4 m<sup>2</sup>, terrace 29,45 m<sup>2</sup>, garage 22,52 m<sup>2</sup>.



\* 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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