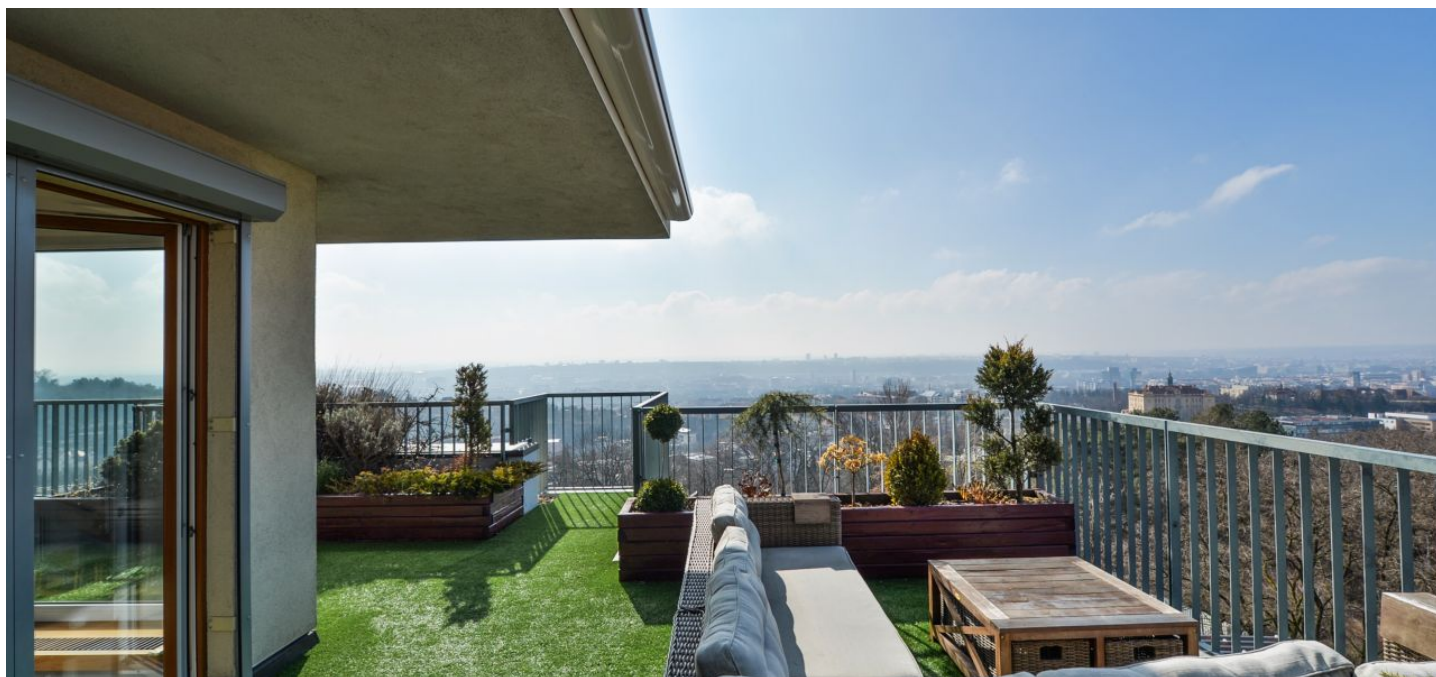




## Apartment Four-bedroom (5+kk)

Sold

185 m<sup>2</sup>, Prague 8, Libeň, Nad Okrouhlíkem





## Apartment Four-bedroom (5+kk)

**Sold**185 m<sup>2</sup>, Prague 8, Libeň, Nad Okrouhlíkem

Total area	289 m <sup>2</sup>
Floor area*	185 m <sup>2</sup>
Terrace	104 m <sup>2</sup>
Parking	1 car garage
Garage	Yes
Cellar	-
Service price	9 800 CZK monthly
PENB	C
Reference number	28564

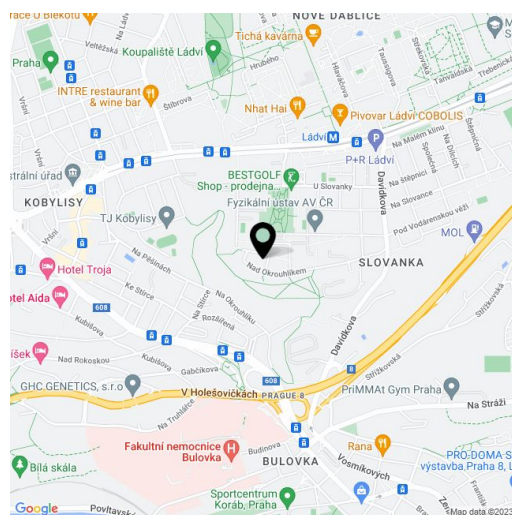
A spacious terrace (100 m<sup>2</sup>) surrounds this above-standard air-conditioned apartment with panoramic views of Prague and breathtaking scenery at sunset. The apartment is part of a modern closed complex with a reception and an underground garage located at the edge of a park, yet only 5 minutes from the metro.

The apartment is located on the 6th floor of the Mazanka Residence, awarded Best of Realty 2006. The layout features a **south-facing living room** with a dining room and a partly separate kitchen, a west-facing master bedroom with an en-suite bathroom, other 2 bedrooms and a guest room. The wall of the long corridor hides the entrances to the bathroom, **walk-in wardrobe**, laundry and a separate toilet. **All rooms have access to the terrace.**

**The design interior** combining wood, glass and stainless steel provides a lot of sophisticated storage space and built-in furniture. The fully equipped kitchen includes Siemens appliances (including an American refrigerator, wine fridge and induction plates). **LG Artcool air-conditioning** units in all rooms. In the walk in wardrobe, there is a **safe**. **An electric awning** shields the terrace with new artificial turf. The terrace features a whirlpool, grill, seating area, a children's play area and garden furniture. The residence has a **private fitness room, sauna and jacuzzi** (reservations made at the reception). The purchase price includes a **lockable garage** on the 1st underground floor.

Unique location high above the center of Prague and at the same time within fast reach of the city (by car and metro 10 minutes). There are **all public amenities** in the area: kindergarten and elementary school, shopping center, several supermarkets, health center, pharmacy, post office. The residence is located directly on the edge of a protected area with forest park and a forest playground.

Interior 185.2 m<sup>2</sup>, terrace 104 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.

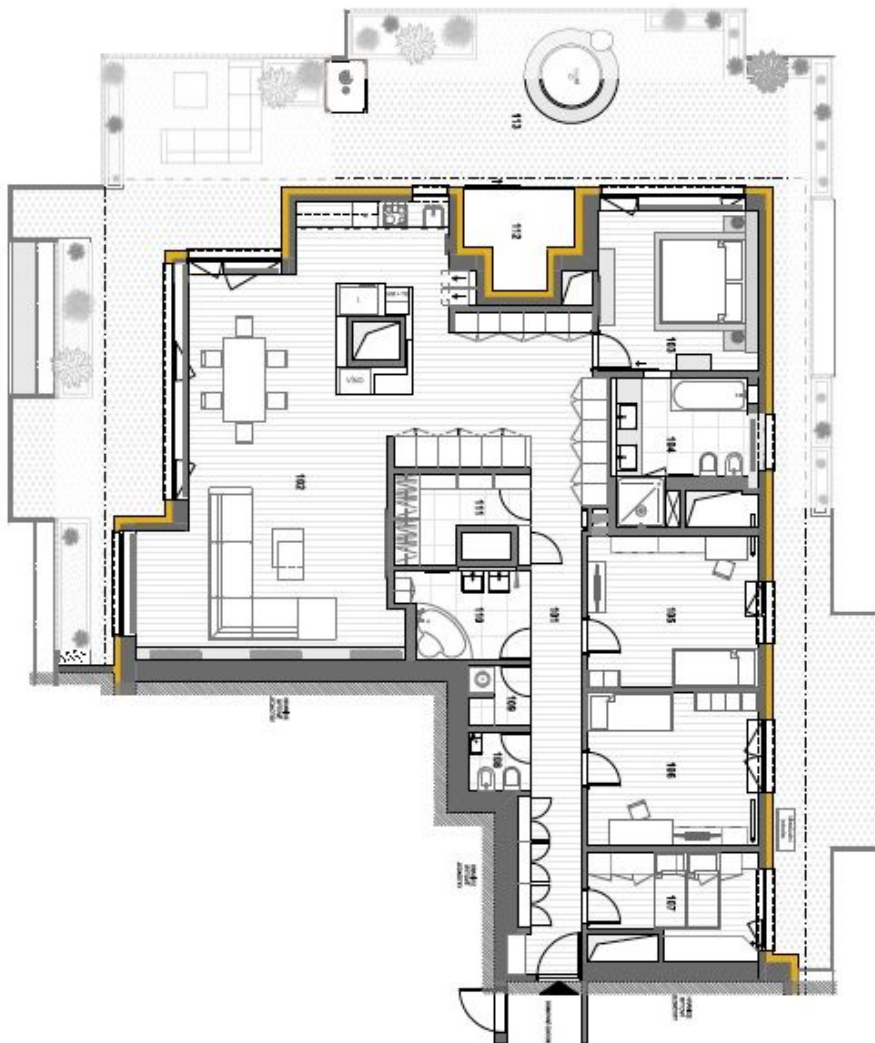


# Apartment Four-bedroom (5+kk)

185 m<sup>2</sup>, Prague 8, Libeň, Nad Okrouhlíkem

Sold

PŮDORYS BYTOVÉ JEDNOTKY



**Technické údaje:**

č.	Název	Plocha (m <sup>2</sup> )
101	Název nález	28,67
102	Bytová část	18,43
103	Obvodový a vstupní	14,28
104	Ložnice	8,44
105	Kuchyně	14,55
106	Průchod	14,33
107	Prádelna	8,33
108	WC	1,98
109	Technická místnost	1,97
110	Koupelna	6,08
111	Spalna	5,81
112	Vstupní schodi	4,96
<b>Technická omezení stěm</b>		<b>Plocha (m<sup>2</sup>)</b>
č.	Název stěby	124,49
113	Tvorba	124,49 m <sup>2</sup>



**Byt Nad Okrouhlíkem**  
 Nad Okrouhlíkem 2587/1 Praha 8, Libeň  
 IČ: 25 100 020  
 Z. ZÁKLADY: Svoboda & Williams s.r.o.  
 S. ZÁKLADY: 3-21102-C-2E  
**Průvodní dokumentace**  
 Číslo listu: 4/21  
 Celkový počet listů: 10  
 Datum vydání: 2025-02-06  
 Měřítko: 1:100  
 Vypracoval: Ing. Jan Váňa  
 Kvalifikace: Ing. arch. Váňa  
 Upraveno: Ing. arch. Váňa  
 Měřítko: 1:100  
 Vypracoval: Ing. arch. Váňa  
 Kvalifikace: Ing. arch. Váňa  
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