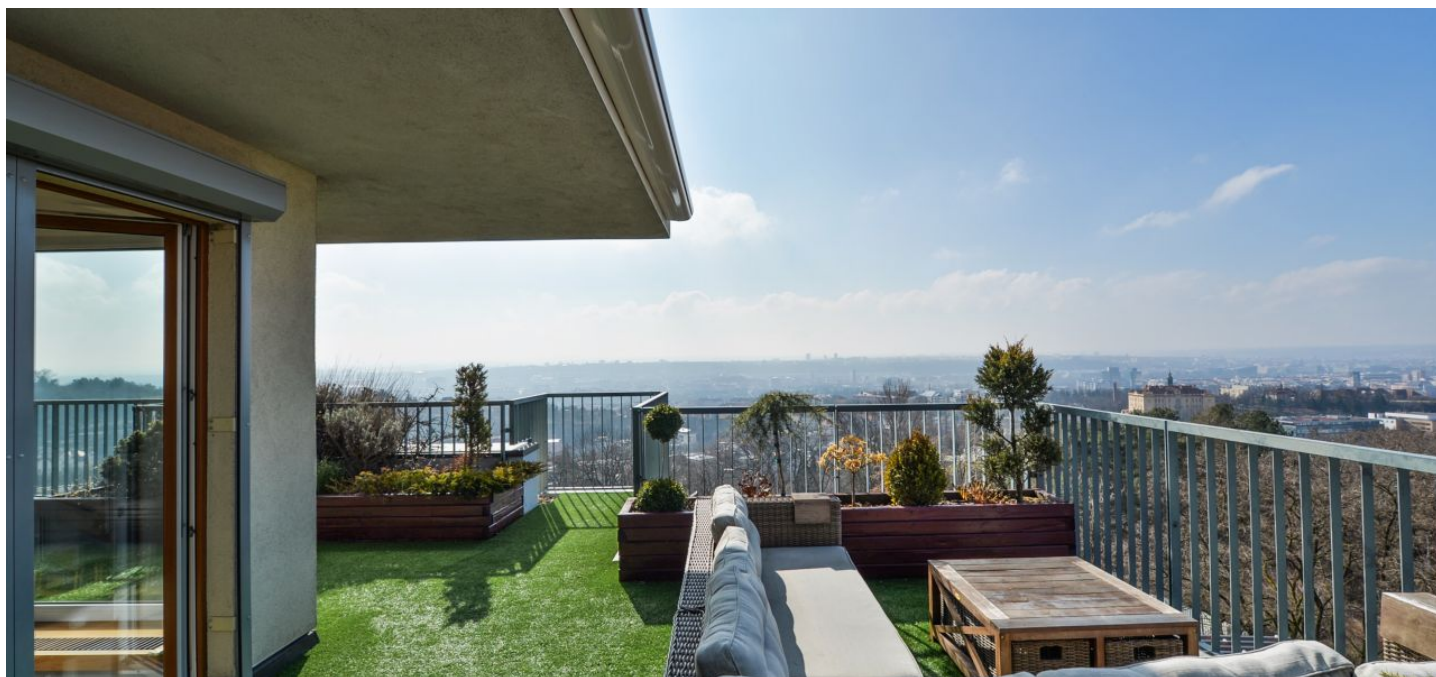




Apartment Four-bedroom (5+kk)

Sold

185 m², Praha 8, Libeň, Nad Okrouhlíkem





Apartment Four-bedroom (5+kk)

Sold185 m², Praha 8, Libeň, Nad Okrouhlíkem

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

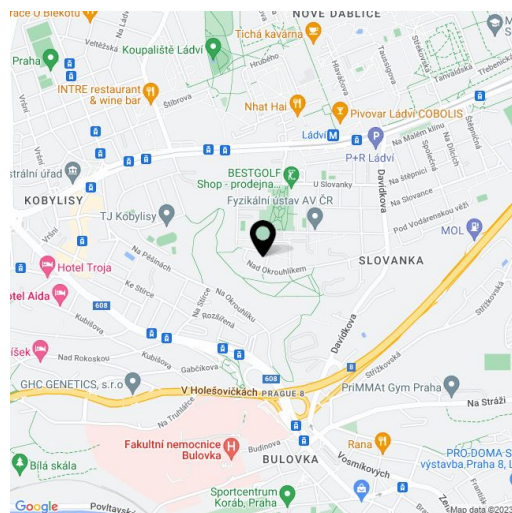
A spacious terrace (100 m²) surrounds this above-standard air-conditioned apartment with panoramic views of Prague and breathtaking scenery at sunset. The apartment is part of a modern closed complex with a reception and an underground garage located at the edge of a park, yet only 5 minutes from the 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 m², terrace 104 m².



* 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.

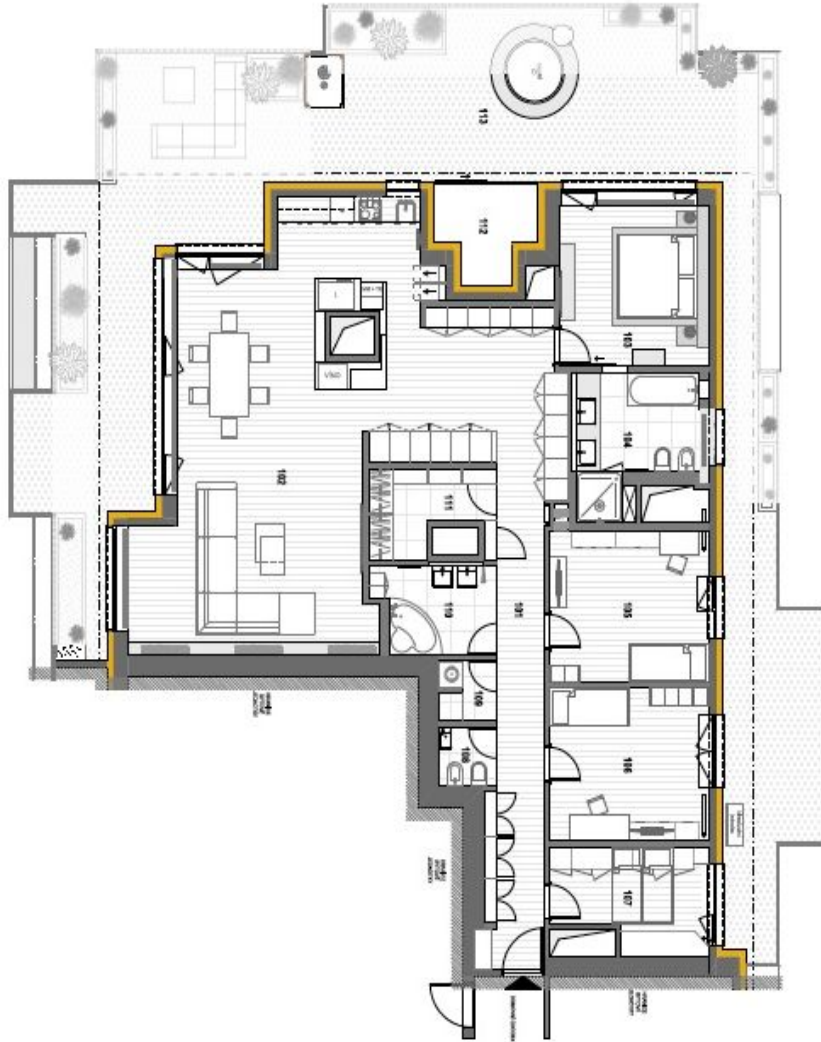


Apartment Four-bedroom (5+kk)

185 m², Praha 8, Libeň, Nad Okrouhlíkem

Sold

PŮDORYS BYTOVÉ JEDNOTKY



Tabulka měřičů:

Č.	Název měřiče	Plocha (m ²)
101	Název měřiče	20,67
102	Bytová část	96,43
103	Obytný pokoj s kuchyní	14,28
104	Ložnice	9,44
105	Kuchyně	14,93
106	Prádelna	6,03
107	WC	1,96
108	Technická místnost	1,97
109	Koupelna	6,03
110	Spalna	5,81
111	Spalna	4,96
112	Výšňovní oddíl	170,21 m ²

Včetně společných částí

Č.	Název měřiče	Plocha (m ²)
113	Terasa	124,49 m ²



Stavba: Byt Nad Okrouhlíkem

Název: Byt Nad Okrouhlíkem

Adresa: Nad Okrouhlíkem, Praha 8, Libeň, Nad Okrouhlíkem

Ukázkový: Svoboda & Williams s.r.o.

Č. Záznamu: 18-21102-22-18

Stavba: Průběžná dokumentace

Zpracovatel: Svoboda & Williams s.r.o.

Podpis: Svoboda & Williams s.r.o.

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