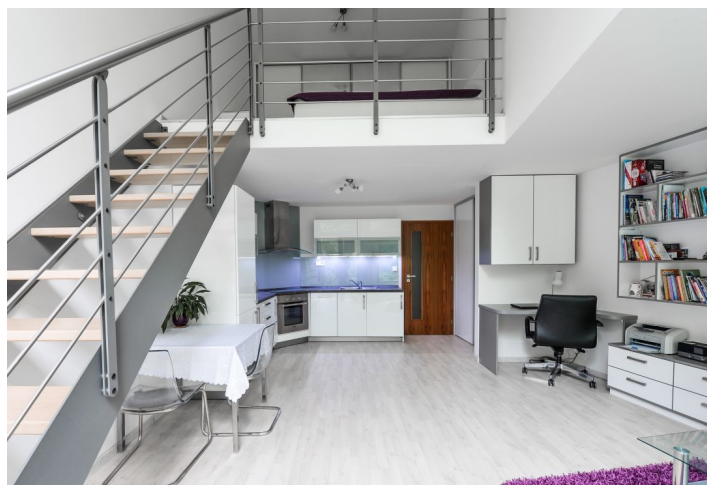




## Apartment One-bedroom (2+kk)

Sold

52 m<sup>2</sup>, Praha 8, Libeň, U Libeňského pivovaru





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Total area	53 m <sup>2</sup>
Floor area*	52 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	1 garage parking space
Cellar	Yes
PENB	G
Reference number	29337

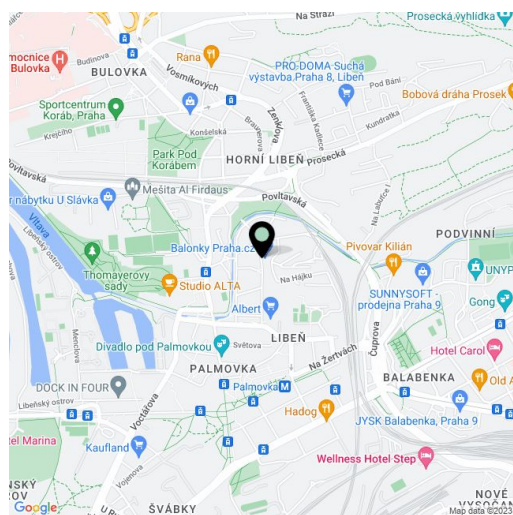
This bright maisonette apartment - in perfect condition, with east orientation and with views of lush greenery, is housed in the modern, ecological X-LOFT residence from 2013 (w/ a silver certificate), located just a few minutes' walk from a metro station/tram stop.

The layout of a quiet apartment on the 3rd floor facing the greenery consists of a living room with a kitchen area and entrance to a small balcony, hall, bathroom and bedroom located one level above.

The interior includes a complete kitchen unit with a connection for washing machine, **Fagor class A** appliances (induction hob, dishwasher, electric oven, fridge). Other features include high-quality laminate flooring (special treatment in damp areas of the bathroom), **large format windows with insulating triple glazed** with textile blinds, design switches, data cabling, satellite TV, smoke sensor, etc. The bathroom is equipped with a bathtub with shower enclosure, sink, toilet, **Hansgrohe faucets**, heating ladder and storage space. **The purchase price includes custom-made furniture** (double bed with storage, wardrobes, work desk, shoe cabinet). The apartment has **1 garage parking space** and a cellar unit accessible by elevator. **The low-energy X-LOFT with solar panels and heat recovery** is secured by the electric system (entrance to the garage by mobile phone), heating is from a central boiler room.

The neighborhood has full amenities and provides **comfortable urban living**. The **Palmovka** metro and tram stop is a 5-minute walk away, and Stejskalová tram stop is even closer. Supermarkets, small shops, pharmacies, doctors, schools of all levels, sports facilities, offices, etc. are nearby. Also, the surrounding parks, such as **Thomayer's Orchards with the Libeň Chateau** and the **park along the Rokytka (Vltava tributary)**, provide adequate green space. The building is a few meters from a well-maintained square.

Interior 52 m<sup>2</sup>, balcony 1 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.