



Apartment One-bedroom (2+kk)

Sold

63 m², Praha 8, Dolní Chabry, K Beranovu





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Total area	68 m ²
Floor area*	63 m ²
Balcony	5 m ²
Parking	-
Cellar	-
Service price	3 000 CZK monthly
PENB	B
Reference number	30410

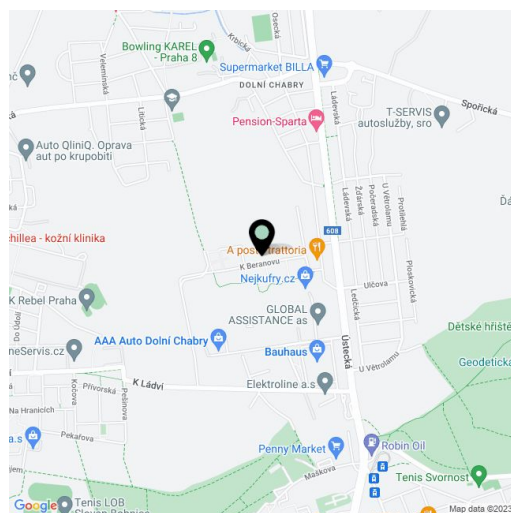
This west-facing apartment with a balcony is located on the 2nd floor of a new building, which is part of the Nové Chabry modern residential project, within easy reach of a metro station (line C).

The layout consists of a living room with a kitchen and a dining area, a bedroom with space for a **dressing room**, an entrance hall, and a bathroom with a toilet.

Facilities include **wooden flooring** (tiles in the hall and bathroom), Euro-windows, a complete kitchen with glass tiles, LED backlight, and built-in appliances (electric oven and Beko hob in white, dishwasher, fridge and freezer), built-in wardrobes, and a security entrance door. Central heating. Residents can use a common **storeroom** for carriages. Parking is possible in front of the house.

The project includes a café, a restaurant, and a **gym**, as well as a children's playground and a kindergarten. A bus stop is just a few steps from the house, the ride **to the Kobylisy metro station takes 5 minutes**. The **Ďáblický** and **Čimický háj** forests provide plenty of green spaces to enjoy, and you can walk to the Vltava River, where there is an inline and bike trail, from the **Drahaň-Troja Nature Park**.

The total area 63.1 m², balcony 4.6 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.