



## Apartment One-bedroom (2+kk)

Sold

63 m<sup>2</sup>, Prague 8, Dolní Chabry, K Beranovu





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

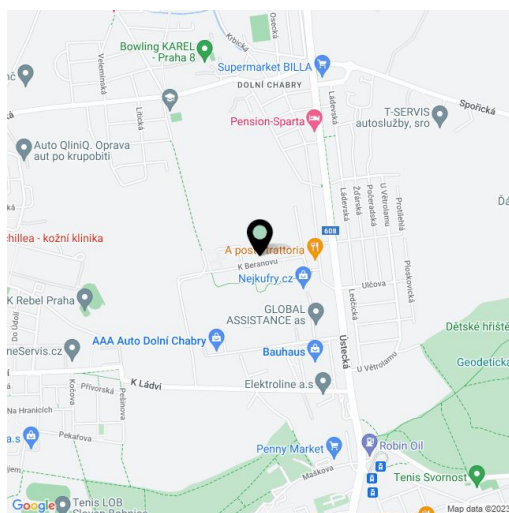
This west-facing apartment with a balcony is located on the 2nd floor of a new building, which is part of the Nové Chabry modern residential project, within easy reach of a metro station (line C).

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 m<sup>2</sup>, balcony 4.6 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.