



## Apartment One-bedroom (2+kk)

Sold

68 m<sup>2</sup>, Prague 8, Libeň





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|                  |                                    |
|------------------|------------------------------------|
| Total area       | 77 m <sup>2</sup>                  |
| Floor area*      | 68 m <sup>2</sup>                  |
| Balcony          | 9 m <sup>2</sup>                   |
| Garden           | 24 m <sup>2</sup>                  |
| Parking          | garage parking space at extra cost |
| Garage           | Yes                                |
| Cellar           | Yes                                |
| PENB             | G                                  |
| Reference number | 30594                              |

\* 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.

**Modern apartment with a front garden situated on the 1st floor of a new, architecturally interesting residential complex on the border of Karlín and Libeň. Residents will enjoy absolute privacy, beautiful views of the river through large windows, nice surroundings with plenty of greenery, and easy access to the city center.** Completion scheduled for the end of 2019 / beginning of 2020.

This apartment offers an entrance hall, an open concept living room, dining area and kitchen with access to the balcony, bedroom, main bathroom, guest toilet, dressing room, and front garden.

The apartment is equipped with insulated triple-glazed **wooden windows**, large ceramic tiles, **wooden floors**, LED lighting, an intelligent home control system, underfloor heating, and complete sanitary facilities. The entire residential building is equipped with a camera system. The apartment also has a separate **cellar unit**.

The location is close to all services and public transport stops including the nearby Palmovka metro station. An elementary school, a high school, a number of shops, a fitness center, a golf course are all nearby. The adjacent Thomayerovy sady park is a great place for rest and relaxation.

Interior 76.7 m<sup>2</sup>, balcony 8.9, front garden 24.2 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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