



## Apartment One-bedroom (2+1)

Sold

75.1 m<sup>2</sup>, Praha 6, Veleslavín, Na Okraji





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Total area	81 m <sup>2</sup>
Floor area*	75 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking space included
Garage	Yes
Cellar	Yes
Service price	4 616 CZK monthly
PENB	G
Reference number	33445

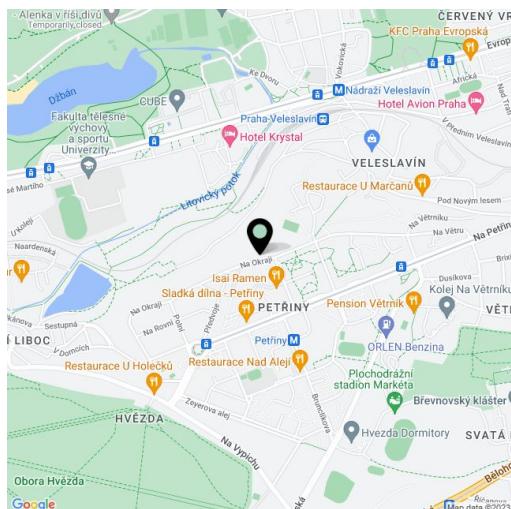
This bright apartment with a south-facing courtyard balcony and garage parking space is located in the popular Areál Hvězda residential complex in the Petřiny district with a full range of services, plenty of greenery, and easy access to the city center.

The apartment is divided into a sunny living room with a balcony, a northerly-oriented bedroom, a separate kitchen accessible from the living room and entrance hall, a bathroom (with a bath, toilet, sink, and washing machine), and a guest toilet.

Facilities include wooden Euro windows, cork floors, a Bosch washing machine, and a kitchen unit. The interior is suitable for modernization. The purchase price includes a garage parking space and a cellar. The building with an elevator has well-maintained common areas; residents have access to a enclosed courtyard with greenery.

The apartment is located right next to a cafe, only a 3-minute walk from the Petřiny metro station and tram stop, a supermarket, and other shops. The area is surrounded by large green spaces: the Hvězda Game Reserve, the wooded hillside above Libocký Pond, and Ladrunka Park. The area is ideal for hiking, cycling, or walking your pets. The airport is easily accessible by car as well as by a direct bus connection.

Interior 75.1 m<sup>2</sup>, balcony 6.1 m<sup>2</sup>, cellar 2.7 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.