



## Apartment Studio (1+kk)

52.9 m<sup>2</sup>, Prague 8, Kobylisy, Vršní

Sold





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|                  |                   |
|------------------|-------------------|
| Total area       | 53 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | C                 |
| Reference number | 34649             |

This apartment with a winter garden is located on the 1st floor of a new building perched high above the center of Prague and the Vltava River, in the popular Kobylisy neighborhood with perfect transport links, a full range of services, and plenty of greenery. Completion is scheduled for the end of this year.

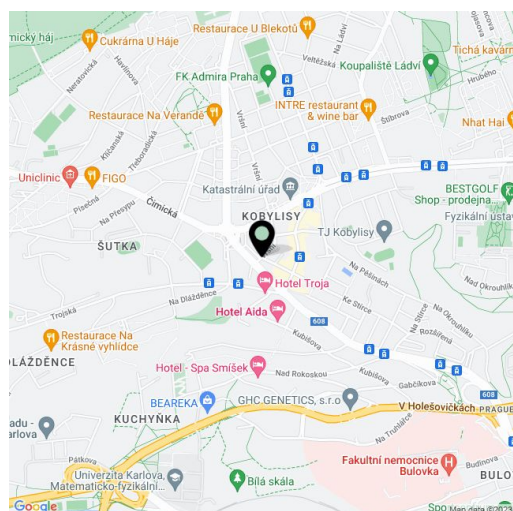
The layout consists of a main living space with a preparation for a kitchen and plenty of space for a sleeping zone with access to the **winter garden**. There is also a central bathroom (with a shower and toilet), and a spacious entrance hall.

The interior will be finished to an **elegant standard**, including vinyl flooring, ceramic bathroom and floor tiles, **French windows** with wooden and aluminum frames, brand-name sanitary ware, tropical wood on the terraces and balconies, and security entrance doors. The purchase price includes a **cellar**; there is a **possibility to buy 1-2 parking spaces**. Heating will be provided by a central gas boiler room in the building.

The building is located in a place just 3 stops away by metro or a few minutes by tram from the city center; there are public transport stops right by its doors. In the vicinity, there is a supermarket, the Kobyliský Dvůr with a farmer's market and community events, several cafes and restaurants, lots of small shops, a bank, a pharmacy or a swimming pool, other services (clinic, kindergartens, elementary schools, sports hall). The surrounding area is full of landscaped green areas, the closest of which is the revitalized **Dlážděnka Park** and the **Okrouhlík** natural monument, as well as the large **Ďáblický háj** and **Drahaň-Troja nature parks** with many unique natural monuments.

Total area 52.9 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.



\* 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.

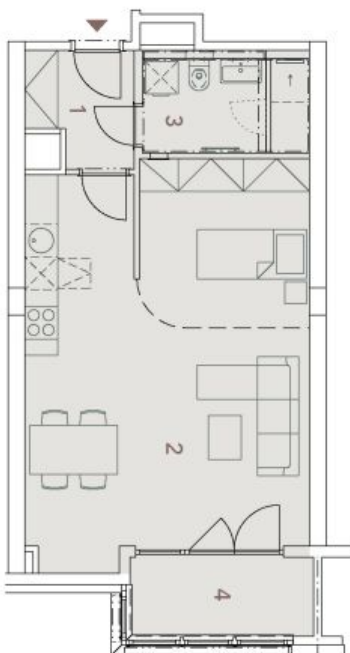


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VILAJOH  
VRŠNÍ



byt 22 | 1+kk | 52,90 m<sup>2</sup>

| č. místnost             | m <sup>2</sup> |
|-------------------------|----------------|
| 1 chodba                | 3,80           |
| 2 obývací pokoj + KK    | 36,80          |
| 3 koupelna / WC         | 5,30           |
| 4 zimní zahrada         | 4,80           |
| <b>užitná plocha</b>    | <b>50,70</b>   |
| <b>podlahová plocha</b> | <b>52,90</b>   |

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Exkluzivní prodejce

Na Petrášově 2, 110 00 Praha 1  
+420 257 328 281, +420 257 322 032  
info@svoboda-williams.com