



## Apartment Two-bedroom (3+kk)

Sold

73.5 m<sup>2</sup>, Praha 8, Kobylisy, Vršní





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Total area	105 m <sup>2</sup>
Floor area*	74 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	C
Reference number	34660

This apartment with two terraces and a loggia is located on the 4th 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.

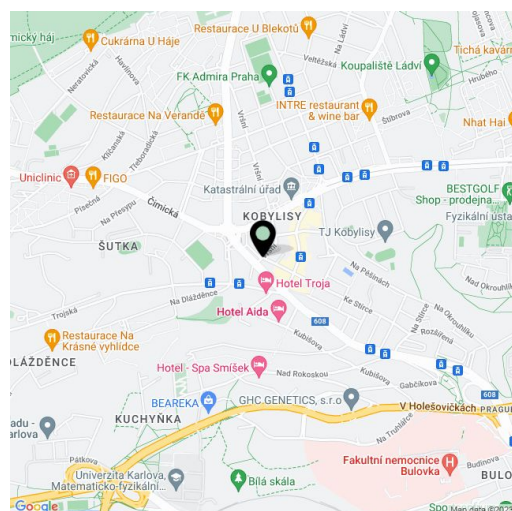
The layout consists of a main living space with a preparation for a kitchen and access to the terrace, a master bedroom with an en-suite bathroom (with a shower and toilet) and a loggia, and there is also a 2nd bedroom with a terrace. Both bedrooms face a quiet street with greenery. There is also a central bathroom (with a shower and toilet), a spacious entrance hall, and a closet.

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 73.5 m<sup>2</sup>, terrace 21.1 and 10 m<sup>2</sup>, loggia 4.8 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.

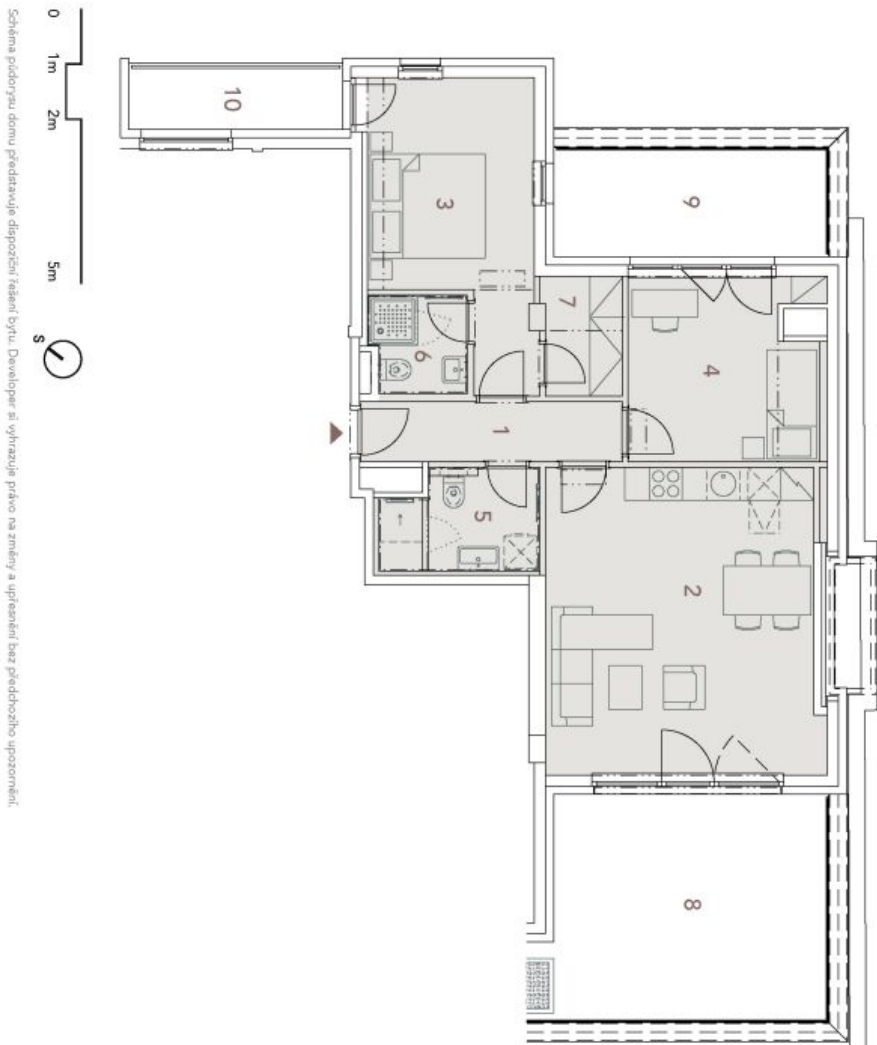


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VILAJOH  
VRŠNÍ



byt 51 | 3+kk | 73,50 m<sup>2</sup>

č.	místnost	m <sup>2</sup>
1	chodba	5,30
2	obývací pokoj + KK	27,90
3	ložnice	14,10
4	ložnice	11,40
5	koupelna / WC	5,00
6	koupelna / WC	3,10
7	komora	3,1
<b>užitná plocha</b>		<b>69,90</b>
<b>podlahová plocha</b>		<b>73,50</b>
8	terasa	21,10
9	terasa	10,00
10	lodžie	4,80

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