



## Apartment One-bedroom (2+kk)

Sold

50.2 m<sup>2</sup>, Prague 9, Hloubětín, Nademlejská





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Total area	61 m <sup>2</sup>
Floor area*	50 m <sup>2</sup>
Loggia	11 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
Service price	2 940 CZK monthly
PENB	C
Reference number	35297

This modern apartment with a spacious loggia and a garage parking space is located on the 5th floor of a residential building with an elevator, located next to the Smetanka Nature Park and the bike trail along the Rokytká River. Kejřův mlýn, inhabited already in the 16th century, is now a popular residential area situated within easy reach of all services and sports facilities.

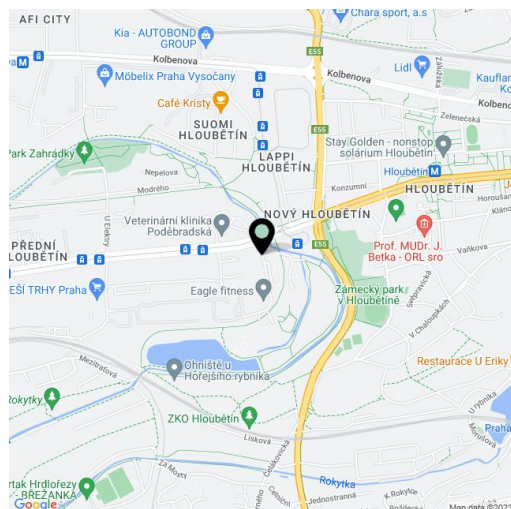
The floor area of the apartment consists of a living room with a dining area and an adjoining kitchen, a bedroom, a bathroom (with a corner bathtub, sink, toilet, and a connection for a washing machine), a hallway, and a closet. Both rooms have access to the **west-facing loggia**.

The facilities include plastic windows, laminate flooring, veneered interior doors, and a **Next security entrance door** (Class III). The kitchen is equipped with built-in Electrolux appliances. District heating. The unit comes with a **garage parking space** and a **cellar**. The building is secured by a **camera system**.

A perfect place for comfortable urban living with plenty of **landscaped greenery** and **great transport accessibility** by car and public transport. A tram stop is located near the building, and a metro station is within walking distance. The **Vysočany bike trail**, leading along the Rokytká River and through Libeň Island to the city center, is nearby, as are all civic amenities. The location is even more pleasant thanks to the **Smetanka Nature Park** with several ponds.

Useable area 50.2 m<sup>2</sup>, loggia 10.7 m<sup>2</sup>, cellar about 3 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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