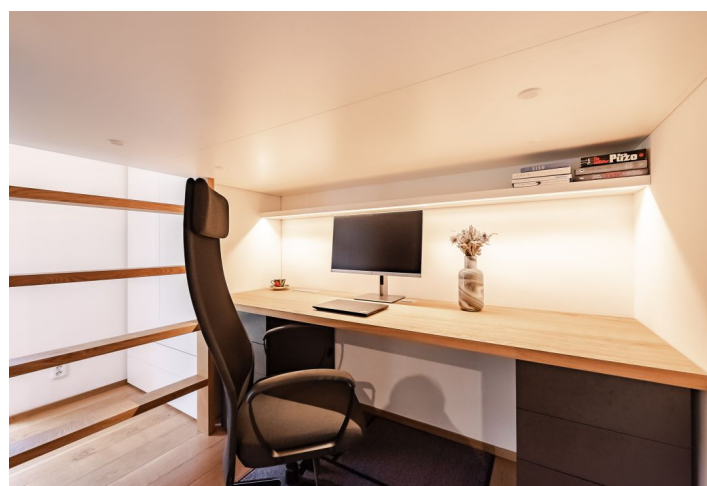




## Apartment Studio (1+kk)

31 m², Prague 8, Libeň, Ve Vrchu

**Sold**





## Apartment Studio (1+kk)

**Sold**31 m<sup>2</sup>, Prague 8, Libeň, Ve Vrchu

Total area	31 m <sup>2</sup>
Garden	32 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	40069

This sunny and quiet apartment with a front south-facing garden towards the courtyard furnished with quality custom-made furniture is located on the ground floor of a building only a few steps from Pod Korábem Park.

The layout consists of a main living area with a kitchen and a **built-in bed upstairs**, under which a **study** with a wooden desk was created. There is also an entrance hall and a bathroom with a toilet. The apartment, thanks to built-in elements, is divided into smaller separate living zones so that **two people can comfortably live here**. The terrace is regularly maintained with a water-resistant coating and, in addition to ornamental flowers, **blackberries and blueberries** also grow in the garden.

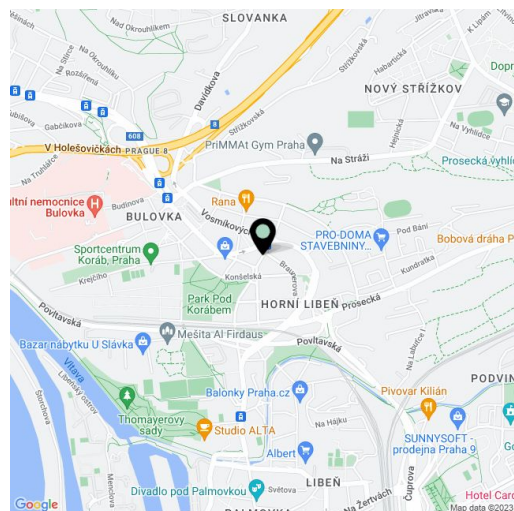
Facilities include **wooden floors**, a fully equipped kitchen, built-in wardrobes, other storage elements, and furniture made of quality and **durable materials**, all tailored for the efficient use of space, practical insect screens in the windows, interior blinds, and **electrically operated window blinds**. In the garden is a garden house, which provides storage space instead of a **cellar**.

The micro location around the building provides **security, proximity to greenery, and a perfect connection to the city center**. A tram stop is located about 50 m from the building and Pod Korábem Park is just as nearby. The ride to Florenc takes 13 minutes and to Wenceslas Square 19 minutes. Another advantage of the location is the nearby Nextbike and Rekola bike stations. Five minutes from the building is a **bike trail** leading from the city center to Troja and then beyond Prague's city limits. Full urban amenities in the vicinity. Parking is in front of the building without the need to set up a parking card.

**The price includes complete furniture and facilities** (excluding electronics).

Interior 31 m<sup>2</sup>, garden 32 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.