



## Apartment One-bedroom (2+kk)

€ 367 339 | CZK 9 290 000

58.54 m<sup>2</sup>, Praha 9, Libeň, Čihákova





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Total area	59 m <sup>2</sup>
Parking	-
Cellar	3 m <sup>2</sup>
Service price	3 000 CZK monthly
PENB	G
Reference number	40338

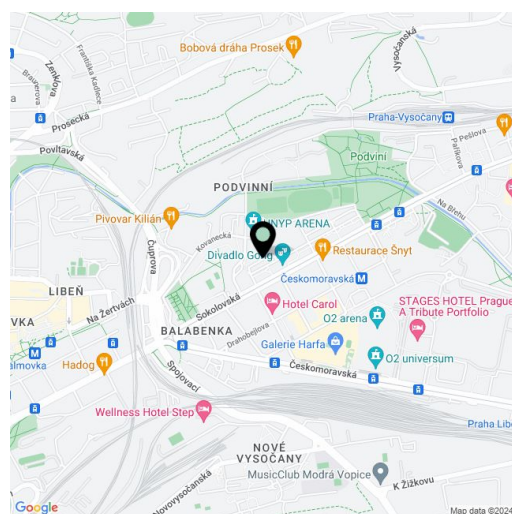
This newly renovated, bright apartment is situated on the 1st floor of a carefully maintained building with an elevator and a shared enclosed garden with a sitting area for residents. The building is located near Podviní Park and the Gong Theater, not far from the Harfa shopping gallery and the O2 arena. Quick connection to the city center by trams, close to the Českomoravská metro station (line B).

The layout of the apartment consists of a living room with a fully equipped kitchen and dining room, 1 bedroom with custom-made wardrobes, a bathroom with a shower, a separate toilet, and a spacious entrance hall with built-in furniture. Both rooms have a pleasant north-westerly view of the quiet enclosed garden. The apartment comes with a cellar.

The apartment has new **wooden floors** and **triple-glazed windows** and comes with enough storage space. Heating is provided centrally.

The location of the apartment in the center of Libeň means full civic amenities within walking distance, including a large shopping center, many restaurants and cafes, sports fields, and children's playgrounds. The Českomoravská metro station is 250 m from the apartment, as well as a tram stop. The area around the Rokytkka Stream basin and Podviní Park are a peaceful haven in the countryside.

Floor area 58.54 m<sup>2</sup>, cellar 3 m<sup>2</sup>. The area according to the survey after reconstruction. In the owner's declaration, the apartment is listed as a 1-bedroom unit (1+1).



\* 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.

**Apartment One-bedroom (2+kk)****€ 367 339 | CZK 9 290 000**58.54 m<sup>2</sup>, Praha 9, Libeň, Čihákova**TABULKA MÍSTNOSTÍ**

Č.	Název místnosti	Plocha (m <sup>2</sup> )
101	CHODBA	7,00
102	KOUPELNA	3,75
103	WC	1,14
104	OBÝVACÍ POKOJ + KUCH.	27,30
105	LOŽNICE	19,35
		<b>58,54 m<sup>2</sup></b>