



## Apartment Three-bedroom (4+kk)

Sold

103 m<sup>2</sup>, Prague 8, Libeň, V Mezihoří





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Total area	116 m <sup>2</sup>
Floor area*	103 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	41147

This quiet and sunny apartment with two spacious balconies, a practical layout, and views of the greenery is part of a modern residence with a shared garden in an enclosed courtyard. The complex is set on a quiet side street on a green slope, within walking distance of the Palmovka metro station and tram stops. A garage parking space and cellar storage unit are included in the price.

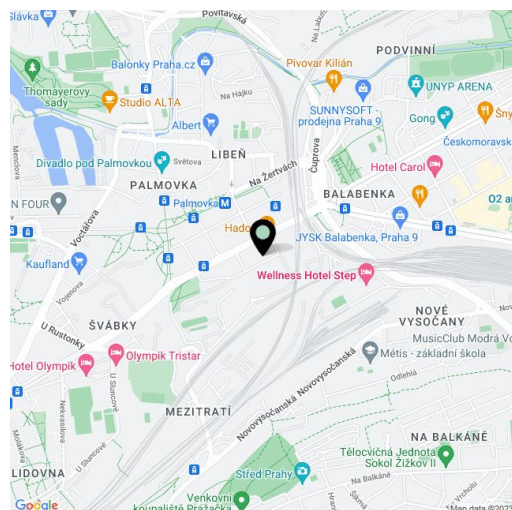
The interior of the **southwest-facing** apartment on the 3rd floor is divided into a spacious living room with a custom-made kitchen, a dining room, and a **balcony**, a master bedroom with an en-suite bathroom and a **second balcony**, another 2 bedrooms, a central bathroom, a separate toilet, hallway, and a closet.

Facilities include **wooden windows** with interior blinds, **air-conditioning** in the living room and master bedroom, laminate floors, a complete custom-made kitchen with **Siemens** appliances (including ceramic and induction hobs). Heating is from the central boiler room. The purchase price includes a **cellar storage unit**, a **garage parking space**, and a share of the land with a **garden and a playground**, accessible only to residents.

A complete range of service can be found in the immediate area. A kindergarten and elementary school are just a few steps away. A supermarket, a restaurant, a post office, a clinic, a pharmacy, the **Pod Palmovkou theater**, as well as the **Harfa shopping center and the O2 arena are close-by**. Perfect accessibility is ensured by the metro (line B) and several tram links. There are several **parks and bike trails** in the area.

Interior 103.09 m<sup>2</sup>, balconies 6.77 m<sup>2</sup> a 6.47 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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## Plánek

Byt 4+kk | 103,9 m<sup>2</sup>

1	Obývací pokoj + k.k.	30,69 m <sup>2</sup>
2	Pokoj I	18,55 m <sup>2</sup>
3	Pokoj III	12,61 m <sup>2</sup>
4	Pokoj III	12,58 m <sup>2</sup>
5	WC	2,09 m <sup>2</sup>
6	Koupelna	5,20 m <sup>2</sup>
7	Koupelna s WC	5,14 m <sup>2</sup>
8	Předsiň	12,10 m <sup>2</sup>
9	Komora	4,13 m <sup>2</sup>
10	Balkon I	6,77 m <sup>2</sup>
11	Balkon II	6,47 m <sup>2</sup>
<b>Celková plocha</b>		<b>103,09 m<sup>2</sup></b>

