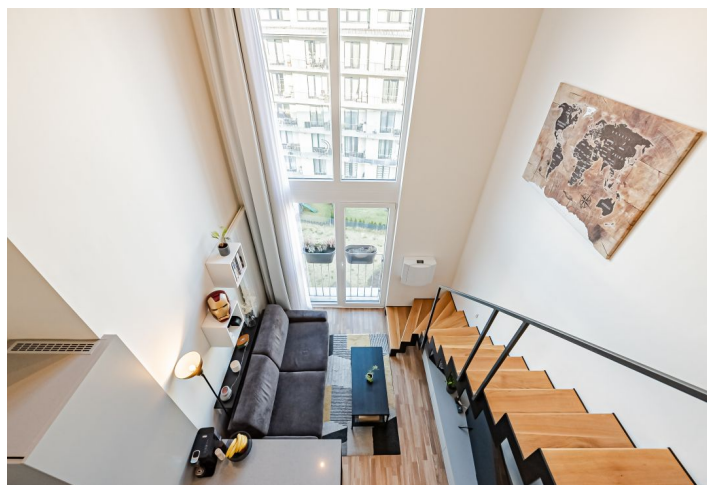
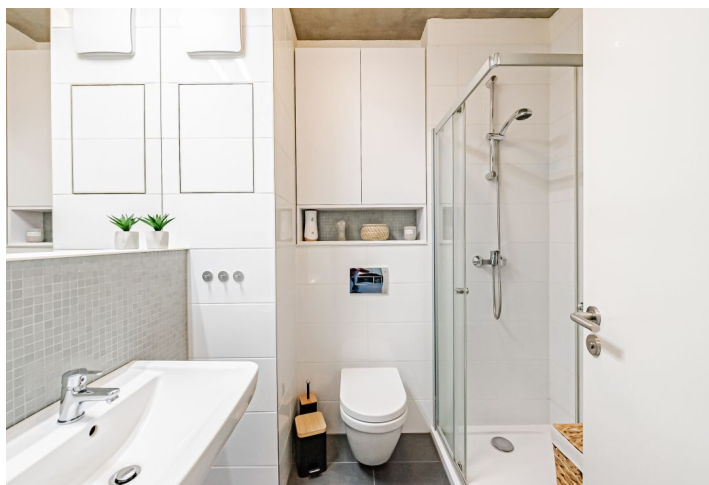
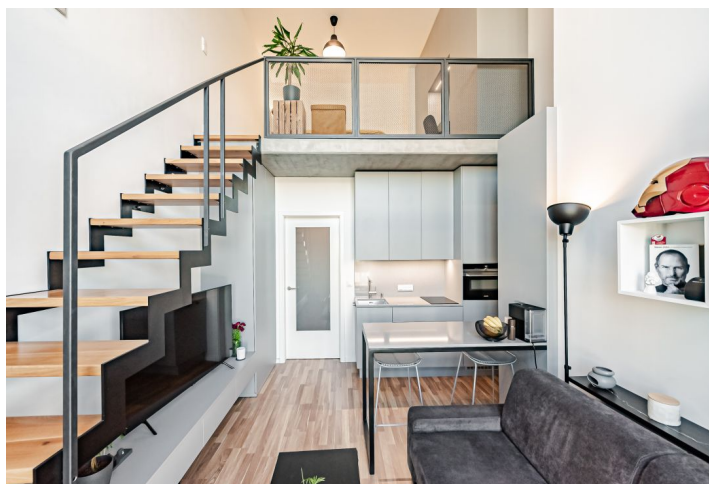
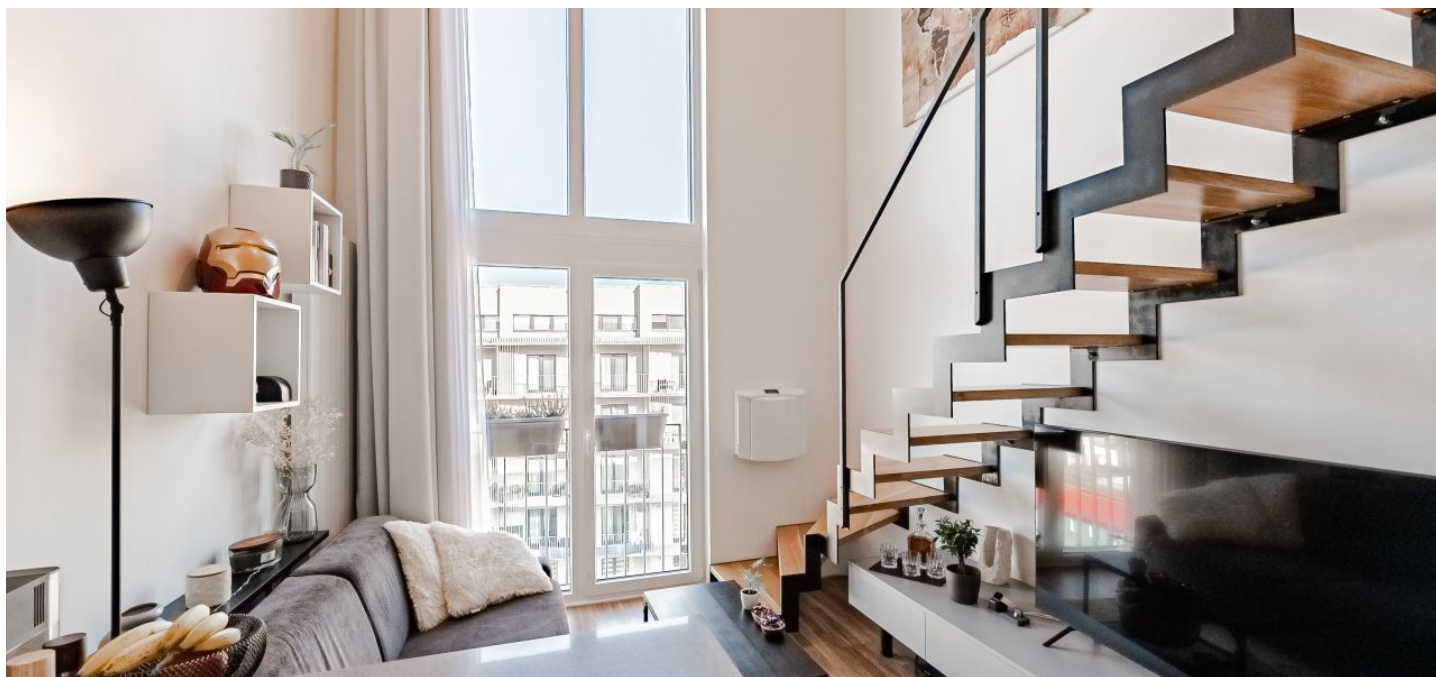




## Apartment One-bedroom (2+kk)

Sold

36.3 m<sup>2</sup>, Praha 9, Libeň, Novovysočanská





## Apartment One-bedroom (2+kk)

**Sold**36.3 m<sup>2</sup>, Praha 9, Libeň, Novovysočanská

|                  |                                    |
|------------------|------------------------------------|
| Total area       | 36 m <sup>2</sup>                  |
| Parking          | Garage parking space at extra cost |
| Garage           | Yes                                |
| Cellar           | Yes                                |
| Service price    | 4 091 CZK monthly                  |
| PENB             | B                                  |
| Reference number | 41669                              |

This bright, duplex semi-residential unit with a timeless, custom-made interior is situated in an almost new residential project set by the Krejčířek Forest on the border of Žižkov and Libeň.

On the entrance level (5th floor of the building), there is a living room with a kitchen and dining area, a bathroom (with a shower, toilet, and connection for a washing machine), and a hall. Upstairs is a bedroom with a **work area**.

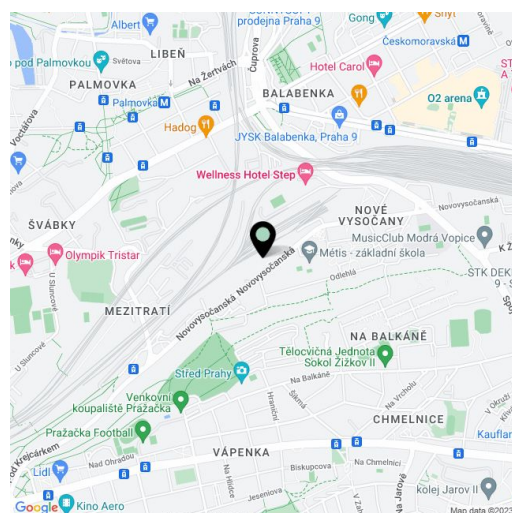
Most of the furniture is custom-made and is included in the price, as is a **cellar storage unit**. Floors are laminate, the French window and skylight are triple-glazed with plastic frames. Facilities also include fireproof doors with security fittings, a **recuperation unit** guaranteeing the supply of fresh air, optical data distribution, and **Siemens** (oven), **AEG** (induction hob), and **Bosch** (fridge) kitchen appliances. Heating is from the central gas boiler. The modern energy-efficient building with an **elevator** was completed in 2018; the apartment was approved in 2019. **Garage parking space** available at extra cost of CZK 400,000; possibility to charge an electric car in the underground garage.

A bus that takes you to the Flora metro station stops right next to the building, and there is also a tram stop within walking distance. Tennis **courts**, a **football pitch**, a **golf course**, or a **swimming pool** with a **wellness area** are nearby. The **Galerie Harfa Shopping Center** is a 5-minute drive away. The location is very pleasant thanks to the Krejčířek forest, which is connected to the **park on Vítkov Hill**.

Interior 42 m<sup>2</sup>, cellar 4 m<sup>2</sup>. The owner's statement records the layout of the unit as a 1+kk loft - 23.9 m<sup>2</sup> floor, 12.4 gallery/loft.

Subject to special legal conditions.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



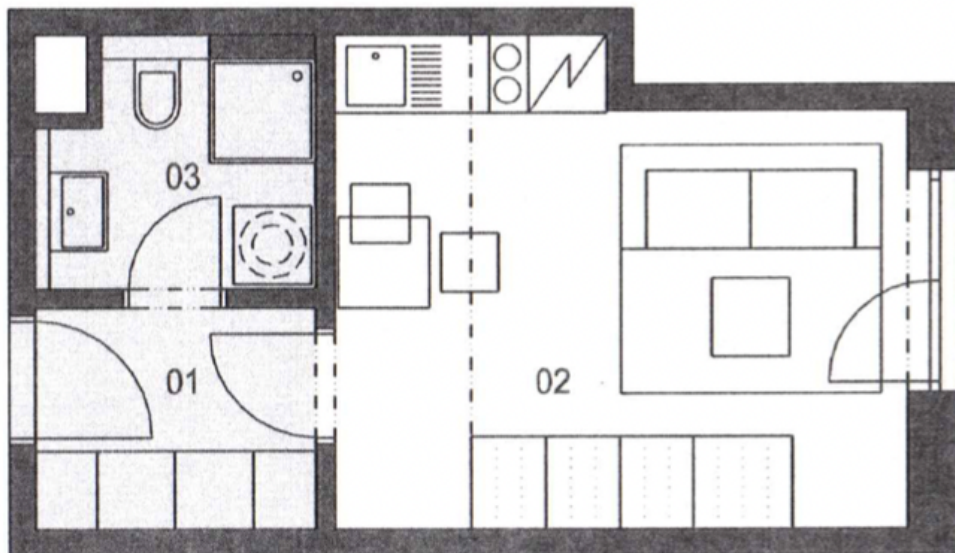
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



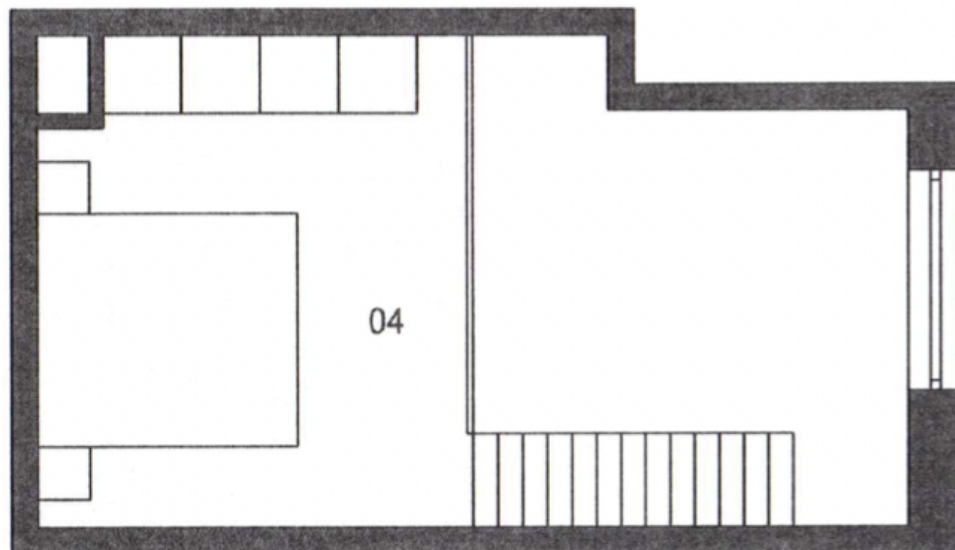
## Apartment One-bedroom (2+kk)

Sold

36.3 m<sup>2</sup>, Praha 9, Libeň, Novovysočanská



5+ NP



5++ NP