



## Apartment Two-bedroom (3+kk)

Sold

71 m<sup>2</sup>, Prague 9, Libeň, Podvinný mlýn





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Total area	80 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Garden	111 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
Service price	5 100 CZK monthly
PENB	G
Reference number	43903

This bright, southwest-facing garden apartment offering comfortable living with views of the greenery is located in a quiet residential complex in the middle of a park with the Rokytka River running through it. A private garage space and quick access to everything you need contribute to comfort living.

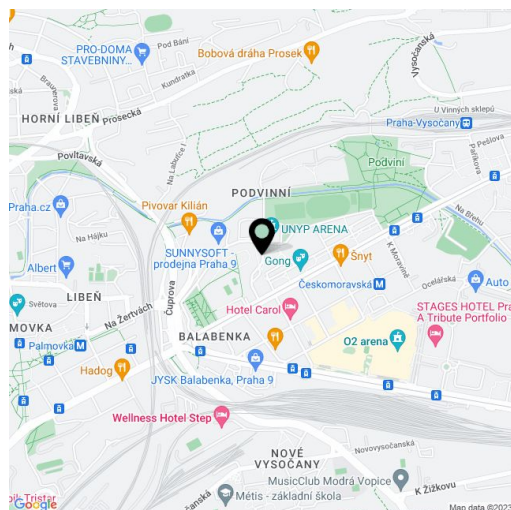
The area of the apartment is divided into a spacious living room with access to the **terrace** and then to the **garden**, a partially separate kitchen, 2 separate rooms, a bathroom with a shower and toilet, a second separate toilet, and an entrance hall. The garden surrounds the apartment on three sides.

The residential complex was completed in 2004. Facilities include **wooden floors, wooden Euro windows** with vacuum double glazing, a security entrance door, a **videophone**, and central heating. The purchase price includes a **cellar and a garage parking space**.

A very nice place with **plenty of greenery** right next to **Podvinní Park** and the **bike path along Rokytka River**, which can be used to reach the city center. There is a kindergarten and elementary school, several sports fields, a health center, and a large shopping center in the nearby area. A tram stop is about a 10-minute walk away and the Českomoravská metro station and a railway station are within walking distance, from where you can get to the Masaryk Railway Station by train in 6 minutes.

Interior 71 m<sup>2</sup>, terrace 9 m<sup>2</sup>, garden 111 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.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



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