



## Apartment Two-bedroom (3+kk)

€ 379 684 | CZK 9 382 000

73 m², Prague 8, Libeň, Voctářova





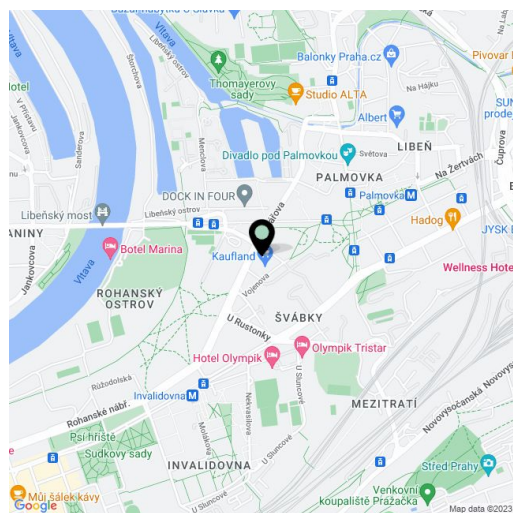
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Total area	145 m²
Floor area*	73 m²
Balcony	72 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	8607

Luxury two-bedroom apartment with roof terrace situated in a new residential complex, located in a revitalized waterfront area on the border of the Karlín and Libeň city quarters. Unique concept with waterfront promenade and pier with space for relaxing as well as commercial spaces with restaurant, cafe and other services. This 4th floor apartment offers an entrance hall with space for built-in wardrobes, open concept living room, dining area and kitchen with access to balcony overlooking the Vltava, 2 bedrooms, and main bathroom, guest toilet. High-specification space: wood floors (limed oak / American walnut), floor to ceiling windows, design fixtures and fittings, heated flooring and large-format tiles in bathrooms, security entry door. The purchase price is listed including cellar and VAT, parking space available but not included in price. The interior is 72,97 m², balcony 72,41 m². The residence has a 24-hour reception area, lift at each entrance, underground parking garage. Each apartment building has direct access to pier and marina. Location features a vibrant atmosphere with elements of industrial history and living. The Thomayerovy sady Park, Libeňský zámek Chateau, and sport facilities (tennis courts, golf tee) are within walking distance, while the cultural scene is represented by Divadlo Pod Palmovkou Theater and the DOX Center for Contemporary Art. Metro and tram stops are a short walk from the building, excellent access to the city center and transport links. All public amenities are nearby.



\* 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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