



146 m<sup>2</sup> Chlumčanského, Praha 8 - Libeň Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6129</b>	Price	<b>Sold</b>
Address	<b>Chlumčanského, Praha 8 - Libeň</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>146 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Energy performance of the building	<b>C - Economical</b>
Floor	<b>6th floor</b>	Device	<b>Yes</b>
Terrace	<b>65 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer for sale a fully furnished apartment 3+kt with a floor area of 80.4 sqm with its own roof terrace of 65.3 sqm. The air-conditioned apartment is situated on the 6th floor of a new building (year 2020) with elevator, in a dynamic location in Libeň, Prague 8, almost in the city center and yet close to the greenery and the river.

The layout includes an entrance hall with built-in wardrobes, living room with kitchenette (38 sqm), storage room, two bedrooms, bathroom with bath and toilet. The kitchen is equipped with all appliances - hob, extractor hood, hot air oven, dishwasher, fridge with freezer, microwave (3 years warranty). From the living room there is access to a private roof terrace with spectacular views of the whole of Prague.

It also includes a comfortable whirlpool Artesian Spas, Weber grill and garden furniture. The interior is furnished according to the design of designer Blanka Karhanová. Large French windows, air conditioning, vinyl floors, large format tiles. Many storage spaces and built-in furniture. The apartment has a stone - slate audio system, controlled via mobile app. The superior equipment of the apartment meets the current requirements for comfortable and modern living. The corner location with soundproofing ensures plenty of privacy. The apartment is ready to move in without any additional investment. Deposits and fees within the coownership association are 3 454 CZK. Parking is available in front of the house.

The fast developing location of Libeň offers all civic amenities and excellent transport accessibility. In close proximity are situated beautiful relaxation parks Bílá Skála and Pod Korábem, nearby there is also Povltavská bike path. Near the house there is a bus and tram stop Bulovka.