



166 m<sup>2</sup> Pod cihelnou, Praha 6 - Liboc Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Šárka Tichá**  
PROJECT MANAGER

sarka.ticha@luxent.cz  
+420 734 445 445

Order number	<b>N5494</b>	Price	<b>Sold</b>
Address	<b>Pod cihelnou, Praha 6 - Liboc</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>166 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Built up area	<b>923 m<sup>2</sup></b>
Floor area	<b>136 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>5th floor</b>	Device	<b>No</b>
Parking	<b>1</b>	Garage	<b>Yes</b>
Balcony	<b>10 m<sup>2</sup></b>	Terrace	<b>20 m<sup>2</sup></b>
Cellar	<b>Yes</b>	Lift	<b>Yes</b>
Year of construction	<b>2002</b>		

## About real estate

We offer for sale an apartment 4+kt (with the possibility of 5+kt) and a living area of 136 sqm plus a large terrace with a roof and a balcony. The advantage of the apartment is spaciousness, lighting, generous living room (with the possibility of partition) and an adjoining terrace. The location of the property is also popular part of Prague 6 Dědina, in the immediate vicinity of the Divoká Šárka nature reserve with the Džbán recreational water area.

The apartment is located on the 6th floor of a newly built apartment building with atrium common areas and includes a cellar (7 sqm) and possibility of parking space. The layout of the apartment is practical, it has a separate living area from the bedroom. The spacious living room (61 sqm) is bright, with access to the terrace. The kitchenette is partially separated from it, white lacquered kitchen is equipped with appliances, and design-matched island dining table. In case of interest, the living room can be divided and created the layout 5+kt. The bedroom is separated by its own corridor, there are two larger and one smaller bedroom, large bathroom with bath and shower, dressing room and closet. The master bedroom has custom-made built-in wardrobes. In the main hallway at the front door is a second separate toilet.

The location of this offer is famous thanks to all the civic amenities of Prague 6 and walking distance to the largest nature reserve – Šárka Valley. It is easily accessible, the nearest metro station Nádraží Veveslavín is 5 minutes by bus. In the vicinity of the property there are kindergartens, primary schools, including Montessori primary school, an international school in Nebužice or Global Preschool in the Šárka Valley. In the center of Dejvice (2 metro stations far) are all civic amenities. The location offers many opportunities for modern living – business opportunities incl. SC Šestka, cafes, restaurants, theaters, pharmacies and the nearby Dlouhý Lán polyclinic – and a healthy lifestyle in the fresh air within reach of nature. The airport is a five-minute drive away.

Energy performance class G is listed only temporarily to meet legal requirements, the certificate is submitted for elaboration.