



## Apartment One-bedroom (2+kk)

**Sold**

78.21 m², Prague 4, Šeberov, K Šeberov





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Total area	86 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	200 000 CZK
Cellar	-
Service price	2 300 CZK monthly
PENB	B
Reference number	100329

This bright, atypical apartment with a balcony with unobstructed views of the Hrnčířské Luky Natural Monument is part of a boutique residence created in a historic homestead set in a place with a peaceful country atmosphere. The Šeberov district is popular precisely for its neighborhood character, wide range of civic amenities, good transport accessibility, and proximity to nature.

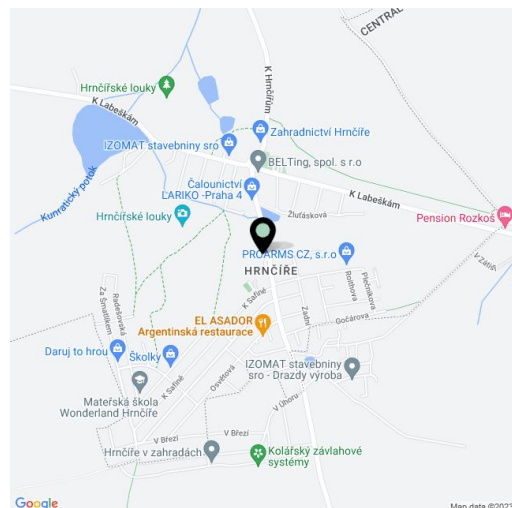
The 2nd floor apartment consists of an open living space with a kitchen, dining room, and access to a west-facing **sunny balcony** with **beautiful views**, 1 bedroom, a bathroom, a separate toilet, and a hall. The living room provides a **feeling of freedom** thanks to the **ceiling open all the way to the rafters** and the large French windows toward the balcony; the staircase leads to a **gallery** with a study and relaxation corner.

The residence was approved in 2016. Facilities include floating **wooden floors**, ceramic tiles in the bathroom, **wooden Euro windows** and **Velux** skylights, a security entrance door, heat-absorbing blinds, and a kitchen with **Electrolux** appliances (including a washing machine and dryer). The purchase price includes **an outdoor parking space** in the courtyard and access to the apartment via an outdoor covered staircase and **patio**.

The unique area is surrounded by **meadows and ponds** with a long history; the local dominant landmark is **the church from the turn of the 13th and 14th centuries**. There is a bus stop right next to the residence, from where you can get to the Opatov metro station in 7 minutes. Shops, restaurants, cafes, and numerous **sports grounds** are within easy reach, and the beautiful landscape is crossed by several **bike paths**. By car, you can easily connect to the D1 highway and the Prague Ring Road.

Floor area 78.21 m<sup>2</sup> (of which the gallery is 16 m<sup>2</sup>), balcony 7.8 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.



\* 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.