



Apartment One-bedroom (2+kk)

Sold

69.9 m², Prague 9, Vysočany, Pechmanových





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Total area	81 m²
Floor area*	70 m²
Loggia	11 m²
Parking	500 000 CZK
Garage	Yes
Cellar	-
Service price	4 691 CZK monthly
PENB	B
Reference number	100605

This wheelchair-accessible new apartment with a large loggia and spacious rooms is located on the 4th floor of an energy-efficient building with 2 elevators and an underground garage. The project is set in an originally industrial area, which is currently being transformed into a pleasant residential neighborhood with a full range of services, landscaped greenery, and excellent transport accessibility by metro and tram.

The area of the apartment is divided into a living space with a preparation for a kitchen and access to the loggia, 1 bedroom, a bathroom (with a bathtub, toilet, sink, and washing machine connection), and a foyer. The size of the rooms allows you to **easily change the layout to 2-bedroom**.

The building was completed in 2022. Facilities include **wooden floors**, security entrance doors, high-quality sanitary ware, and plastic windows with a preparation for electrically controlled front window blinds. Heating is central; **the very energy-efficient building** ensures low operating costs. The purchase price includes **a garage parking space and a cellar**. Residents can use the **storeroom for bikes or prams** with a shower to wash dogs, bikes, or prams.

The residential complex is complemented by a **pleasant public space with a park** created by renowned landscape architects. Another advantage is that the building is **right next to a metro station** and the Kolbenova tram stop. Within easy reach is a shopping center, several restaurants, a cafe, or the **Pragovka Gallery**. It is also close to **Zahrádky Park**, from where you can connect to a **bike path** that leads to the city center.

Floor area 69.9 m², loggia 10.7 m².

* 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.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.