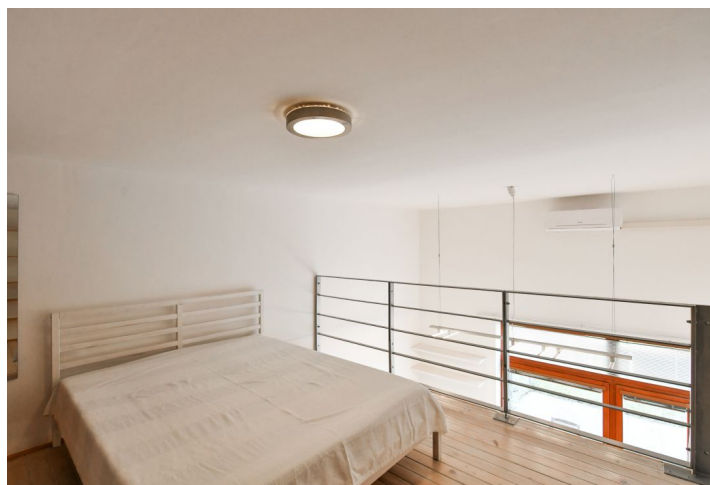




## Apartment One-bedroom (2+kk)

**Sold**

37.21 m², Prague 8, Libeň, Novákových





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37.21 m², Prague 8, Libeň, Novákových

Total area	57 m²
Floor area*	37 m²
Terrace	20 m²
Front garden	23 m²
Parking	500 000 CZK
Cellar	Yes
PENB	C
Reference number	102987

This air-conditioned loft apartment with a large terrace and a parking space is part of the award-winning Lofty Palmovka project, created out of a former factory. A convenient place near a metro station, tram stops, and full civic amenities.

The entrance level (on the 1st floor of the building) consists of a living room with a kitchen, a foyer with a built-in wardrobe and a bathroom (with a bathtub, toilet, and connection for a washing machine). The living room is connected to a large northwest-facing terrace, and a comfortable staircase leads to a spacious gallery used as a bedroom and study area.

The reconstruction and extension project of a former hat factory was completed in 2006 according to the designs of the Masák & Partner architectural studio. The offered apartment is located in the extension. The building has an elevator that stops at the mezzanine floors. The unit's floors are made of Hevea tropical wood, the stairs to the gallery are also wooden, and the bathroom is tiled. The gallery provides space for a large built-in wardrobe, the kitchen is equipped with built-in appliances including a dishwasher (appliances are 5 years old). In 2019, air conditioning was installed; heating is by the central house boiler. The ceiling height is approx. 5 m. The purchase price includes a cellar and a parking space in an automated parking system. In the owner's statement, the apartment is listed as a studio with a gallery.

The Palmovka metro station and tram stop are about a minute's walk from the away. There are plenty of shops, restaurants, cafes, a polyclinic, the Divadlo pod Palmovkou theater, and several indoor and outdoor sports fields in the vicinity. You can quickly connect to a safe bike path along the Vltava River or Rokytka Stream.

\* 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.

Floor area including gallery 37.21 m², terrace with front garden 43.44 m², cellar 2.44 m².

