



Apartment Three-bedroom (4+1)

86 m², Prague 9, Libeň, Čihákova

€ 467 005 | CZK 11 500 000





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Total area	89 m²
Floor area*	86 m²
Balcony	3 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	107875

This newly renovated three-bedroom apartment with two balconies is on the 1st floor of a well-maintained brick building with an elevator. Libeň is an attractive district full of contrasts, perfectly accessible by metro or tram. The O2 Arena, Galerie Harfa, Podviní Park, a bobsled track, a rope center, and a bike path offer a wide range of opportunities for active recreation.

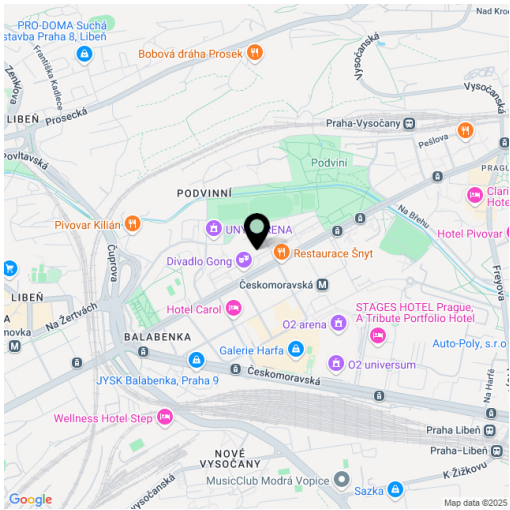
The apartment consists of a living room with access to a **balcony**, a kitchen (preparation for a kitchen unit) with a pantry, three bedrooms (two of which are south-facing), a bathroom with a shower, a separate toilet, and a hallway with a second balcony. All rooms are non-walkthrough. The purchase price also includes a **cellar storage unit**.

The apartment features plastic windows and vinyl flooring in a herringbone parquet design. Heating is provided by radiators connected to a central exchanger. The building, dating back to the 1940s, has been continuously renovated and includes **an elevator** and a shared **bike storage room**.

Libeň has a unique atmosphere, blending hidden village-like corners, industrial architecture, and elegant 1930s villas. The area offers excellent transport connections via the B line metro and trams, and caters to an **active lifestyle**. Nearby, you'll find the O2 Arena, Galerie Harfa shopping mall, the expansive Podviní Park with a rope center and bobsled track, a sports hall, and a rugby field. Nature lovers will appreciate the bike and nature trail along the Rokytka Stream, just 100 meters from the building. The surrounding amenities also include a medical center, numerous restaurants and cafés, kindergartens, elementary schools, and a high school.

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

Floor area 89 m², balconies 3 m² and 1.8 m², cellar.

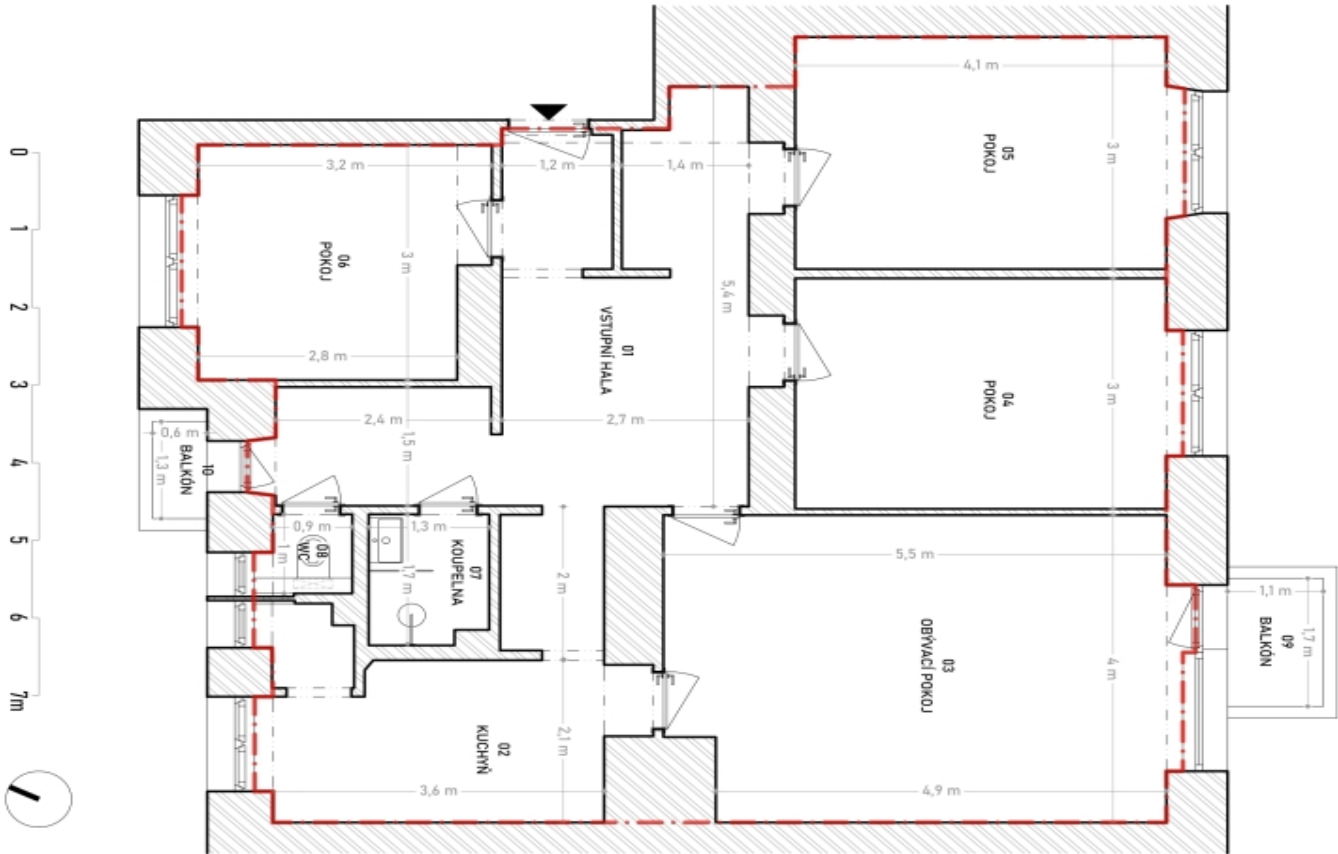




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VÝMĚRY MÍSTNOSTÍ		
BYTOVÁ JEDNOTKA		PLOCHA (m ²)
Č. M.	POPS	
01	VSTUPNÍ HALA	20,5
02	KUCHYŇ	9,0
03	OBÝVACÍ POKOJ	21,8
04	POKOJ	12,4
05	POKOJ	12,5
06	POKOJ	9,5
07	KOUPELNA	2,2
08	WC	1,1
ÚČETNÍ PLOCHA BYTOVÉ JEDNOTKY (m ²)		89
09	BALKÓN	2,0
10	BALKÓN	1,0
ÚČETNÍ PLOCHA + BALKÓN (m ²)		92
PODLAHOVÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)		97,2

Odkazem na přílohu jezdíky je stavební plán vzhledem k síle 30/2013 St. 5.3
Účastníci bytových jednotek je stavební plán vzhledem k síle 30/2013 St. 5.3

HRANICE PODLAHOVÉ PLOCHY B.J., NB.J.
ZDĚNÉ STĚNY