



## Apartment Studio (1+kk)

39 m², Prague 8, Libeň, Na Stráži

€ 224 995 | CZK 5 500 000





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Total area	39 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	108705

This fully furnished apartment with a private entrance is part of a boutique residential building in Libeň, located in close proximity to the Prosek Rocks with a viewpoint overlooking the city center, as well as bus and tram lines from the Bulovka stop.

The layout of the unit, located on the elevated ground floor of a residential building from 2006, consists of a main living area with a kitchenette, a bathroom with a shower, sink and, toilet, and an entrance hall.

The apartment features plastic windows, tiled floors, and **built-in wardrobes** along the entire length of the wall. Thanks to its south and west orientation, it enjoys plenty of **natural light**. Heating is provided by a gas boiler.

The **Libeň** district combines a quieter residential atmosphere with full urban amenities. The immediate surroundings offer shops, restaurants, cafés, and a hospital. The area also boasts ample greenery and leisure opportunities – such as the bobsled track by the Máchalka vineyard, the Prosecké skály Natural Monument with beautiful views of Prague, or **Podviní** Park, ideal for walks and sports activities. Excellent transport accessibility is ensured by buses and trams, and there is also easy access to the City Ring Road and the D8 highway.

Floor area 38.84 m<sup>2</sup>.

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

