



Apartment Three-bedroom (4+kk)

75 m², Prague 8, Libeň, Kubišova

€ 488 998 | CZK 12 000 000





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Total area	79 m²
Floor area*	75 m²
Balcony	4 m²
Parking	-
Cellar	-
PENB	G
Reference number	109010

This bright apartment with a balcony offering impressive views of the surroundings is located on the entire top (3rd) floor of an intimate residential building with only 4 residential units and a shared garden.

The southwest-facing apartment consists of a living room with a kitchenette and access to the **balcony**, 3 bedrooms, a bathroom (with a bathtub), a separate toilet, a storage room, a hallway, and an entrance hall.

The apartment is in functional and well-maintained condition, ideal for owner-occupation or as an investment opportunity. The windows are a combination of wooden (at the balcony entrance), plastic, and roof Euro-windows; floors are laminate. Heating is provided by a gas boiler. The building **does not have an elevator**, but due to its hillside location, the apartment is situated on the 2nd floor from the street level. The unit includes **a cellar** and **a share of the communal garden**, which has a total area of **574 m²**.

The building is part of the **traditional Rokoska residential district**, set **high above the center of Prague**. A tram stop with multiple lines is about a 5-minute walk away, the nearest metro station is within 10 minutes, and travel time to Wenceslas Square in the city center is approximately 25 minutes. By car, access is easy via Holešovičky Street and the nearby entrance to the Blanka tunnel complex. The area is enhanced by a nearby **sports park** and the well-maintained **Bílá skála forest park**.

Floor area 75.2 m², balcony 4 m².

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