



## Apartment Two-bedroom (3+kk)

Sold

73.5 m², Prague 8, Kobylisy, Vršní







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|                  |                    |
|------------------|--------------------|
| Total area       | 105 m <sup>2</sup> |
| Floor area*      | 74 m <sup>2</sup>  |
| Terrace          | 31 m <sup>2</sup>  |
| Loggia           | 5 m <sup>2</sup>   |
| Parking          | 423 500            |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | C                  |
| Reference number | 34660              |

This apartment with two terraces and a loggia is located on the 4th floor of a new building perched high above the center of Prague and the Vltava River, in the popular Kobylisy neighborhood with perfect transport links, a full range of services, and plenty of greenery. Completion is scheduled for the end of this year.

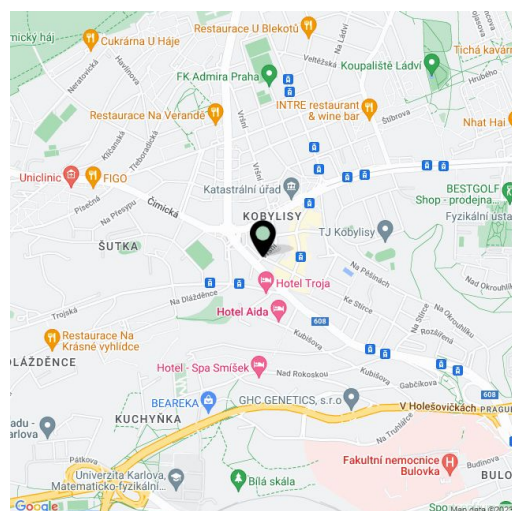
The layout consists of a main living space with a preparation for a kitchen and access to the terrace, a master bedroom with an en-suite bathroom (with a shower and toilet) and a **loggia**, and there is also a 2nd bedroom with a terrace. Both bedrooms **face a quiet street with greenery**. There is also a central bathroom (with a shower and toilet), a spacious entrance hall, and a closet.

The interior will be finished to an **elegant standard**, including vinyl flooring, ceramic bathroom and floor tiles, **French windows** with wooden and aluminum frames, brand-name sanitary ware, tropical wood on the terraces and balconies, and security entrance doors. The purchase price includes a **cellar**; there is a **possibility to buy 1-2 parking spaces**. Heating will be provided by a central gas boiler room in the building.

The building is located in a place just 3 stops away by metro or a few minutes by tram from the city center; there are public transport stops right by its doors. In the vicinity, there is a supermarket, the Kobylský Dvůr with a farmer's market and community events, several cafes and restaurants, lots of small shops, a bank, a pharmacy or a swimming pool, other services (clinic, kindergartens, elementary schools, sports hall). The surrounding area is full of landscaped green areas, the closest of which is the revitalized **Dlážděnká Park** and the **Okrouhlík** natural monument, as well as the large **Ďáblický háj** and **Drahaň-Troja nature parks** with many unique natural monuments.

Total area 73.5 m<sup>2</sup>, terrace 21.1 and 10 m<sup>2</sup>, loggia 4.8 m<sup>2</sup>.

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



\* 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.

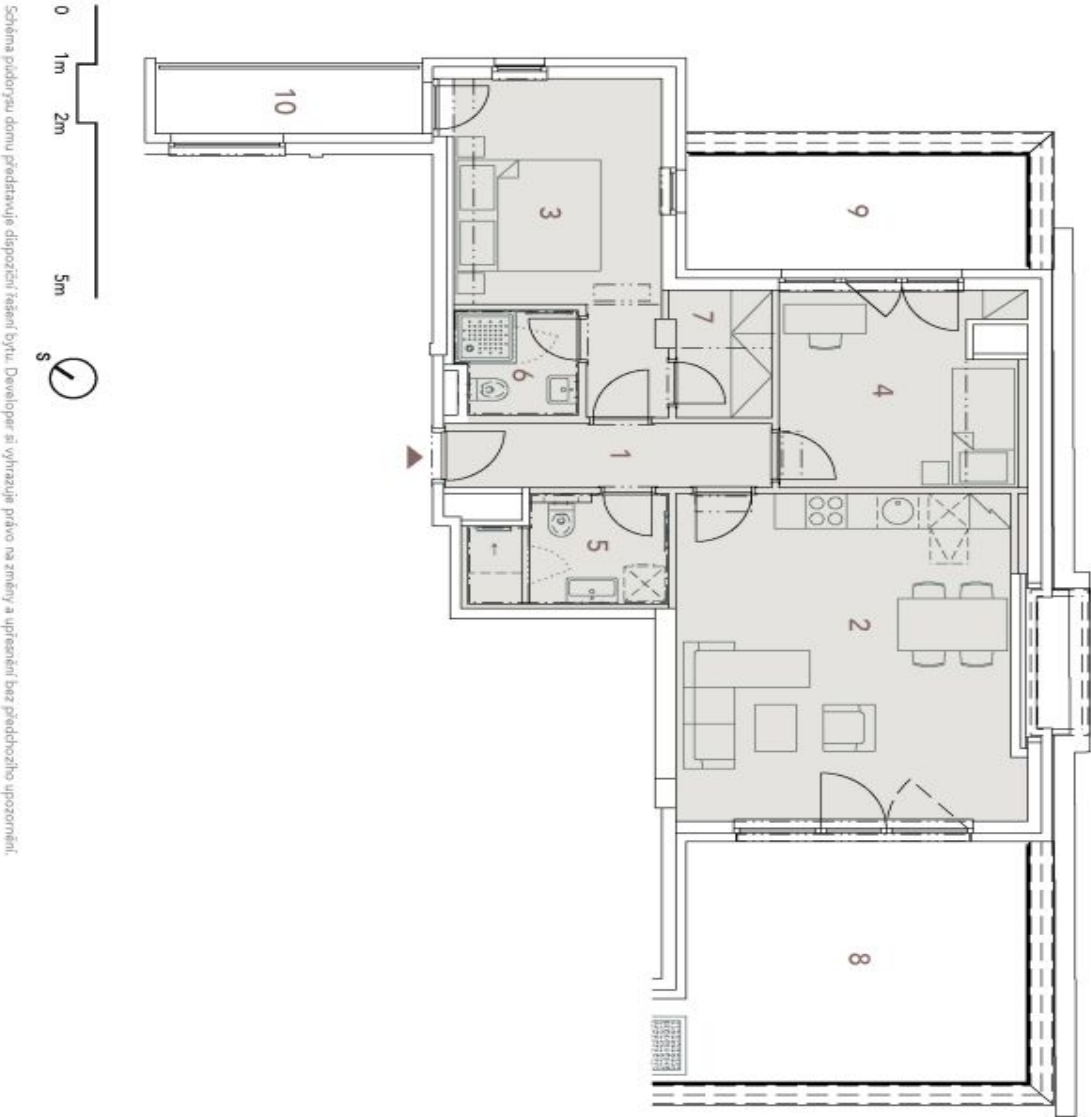


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VILADŮM  
VRŠNÍ



byť 51 | 3+kk | 73,50 m²

| č.               | místnost           | m²    |
|------------------|--------------------|-------|
| 1                | chodba             | 5,30  |
| 2                | obývací pokoj + KK | 27,90 |
| 3                | ložnice            | 14,10 |
| 4                | ložnice            | 11,40 |
| 5                | koupelna / WC      | 5,00  |
| 6                | koupelna / WC      | 3,10  |
| 7                | komora             | 3,1   |
| užitná plocha    |                    | 69,90 |
| podlahová plocha |                    | 73,50 |
| 8                | terasa             | 21,10 |
| 9                | terasa             | 10,00 |
| 10               | lodžie             | 4,80  |

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CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Ekluzivní prodejce

Nla Petiškyne 2, 110 00 Praha 1

+420 257 328 281, +420 257 322 032

info@svoboda-williams.com