Apartment One-bedroom (2+1)

Sold

65 m², Prague 9, Libeň, Sokolovská

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Total area	68 m²
Floor area*	65 m²
Loggia	3 m²
Parking	-
Cellar	-
Service price	5 700 CZK monthly
PENB	C
Reference number	43030

This fully furnished apartment with a loggia is set in a brick building with an elevator located in Libeň, part of Prague 8, near the Českomoravská metro station, O2 arena, and the nicely landscaped Podviní Park.
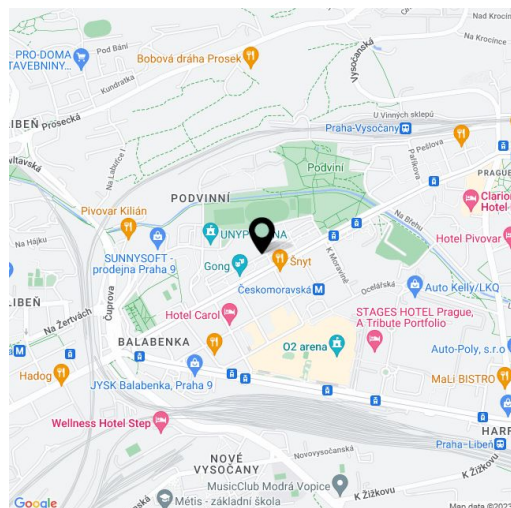
The layout of the apartment on the 2nd floor consists of a living room with access to the loggia, a kitchen with a dining area and office corner, 1 bedroom, a bathroom, a separate toilet, and a foyer. The apartment faces a quiet one-way street lined with **mature trees.**

The interior was renovated 10 years ago. Facilities include refurbished **parquet floors**, plastic windows (changed 5 years ago), and new wiring, risers, kitchen, and bathroom. Central heating. The recently insulated mid-20th century building has a **modern elevator and pram room/bike storage**. The purchase price includes a **cellar storage unit** and all interior facilities.

Everything you need is in the immediate vicinity—shops, a large shopping center, the multi-purpose O2 arena, restaurants, a sports field, a theater, and a health center. It only takes a few minutes to get to the city center from the nearby tram stop and metro station. It is also possible to get to the center safely along the **bike path along Rokytka Stream**, which runs a short distance from the building. One of the most pleasant parts of the district is **Podviní Park** with water features and a **rope course.**

Interior 64 m², loggia 2 m², cellar.

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.