



Loft apartment 2+kt (50 sqm) for sale, balcony, Prague 8 - Liben, U libenskeho pivovaru

U libeňského pivovaru 6, Praha, Hlavní město Praha

6 990 000 CZK

We offer for sale a pleasant loft apartment with a layout of 2+kt and a total usable area of 50 sqm (area including a balcony of 4,3 sqm) in U libenskeho pivovaru Street, Prague 8 - Liben. This apartment is located on the third floor of a new low-energy building from 2013 with an elevator and consists of a spacious living room with kitchen, upstairs bedroom, bathroom with tub and toilet, balcony (4,3 sqm, entrance from the living room) and hallway. Modern clean design of the whole apartment: quality materials used, large-format tiling, tiles, solid wood floors, stairs in a combination of wood, stainless steel and metal. The windows with insulating triple glazing face west into a quiet street with unobstructed views. Prague 8 - Liben is a locality with full civic amenities (supermarket, restaurant, pharmacy, theater, schools, playgrounds) and a wide selection of leisure activities: A26 cycle path, Rohansky ostrov Golf Course, Golf Cechie, STEP Sports Center with swimming pool, fitness, wellness and sauna, bobsled track, rope center, badminton courts, squash, tennis and more. Excellent transport accessibility - 1 minute to the tram and bus station or 3 minutes to the metro station B - Palmovka. We recommend it primarily as an investment or start-up housing. Very low monthly payments. Contact the broker for more information or a tour.

PRICE

Price flat	6 990 000 CZK
Note	Price including legal and real estate services; if interested, it is possible to purchase a parking space and a cellar for the total price of CZK 500.000,-
Commission	+ Commissions real estate

LOCATION

District	Prague
Prague district	Prague 8
Part of city	Libeň
Street	U libeňského pivovaru
House number	2442 / 6

INFORMATION ABOUT THE PROPERTY

Contract type	Sale
Order number	74703
Date	04.04.2024
Object kind	Brick
Object placing	Village centre
Equipped	Partially
Utility area m ²	50
Total floor area m ²	50
Balcony area m ²	4
Number of balconies	1
Number of parking spaces	
Number of garages	
Other	Lift
Number of cellars	1
Year of substantial inspection	2012
Number of building floors	7
Number of floor in building	3

NOTE FLAT

Type	Flats
Flat kind	2+kitchenette
Ownership	Personal
Condition flat	New building
Waste	Sewerage

ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	264/2020 Sb.