



Apartment Three-bedroom (4+kk)

€ 602 995 | CZK 14 900 000

105.4 m², Prague 5, Jinonice, Na Vidouli





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Total area	105 m²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	100365

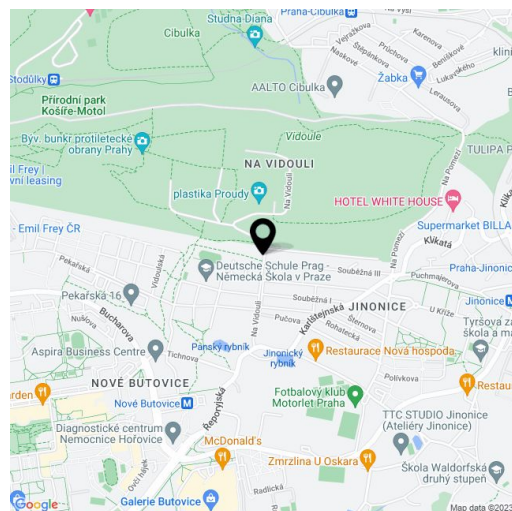
This air-conditioned family apartment with 2 garage spaces and premium facilities is part of a gated boutique project located in the historical core of the Jinonice district, with plenty of greenery and close to a metro station and civic amenities.

The area of the apartment on the 1st floor is divided into a **south-facing** living room connected to the kitchen and dining room, 2 bedrooms, a study, a bathroom, a separate toilet, and a foyer.

The building was approved in 2020; the apartment is being sold by its 1st owner. The premium facilities include **wooden floors**, **air-conditioning** in all rooms, wooden French windows with insulated double-glazed panes, fire safety entrance doors, **Villeroy & Boch** sanitary ware, **Hansgrohe** faucets, Porcelaingres large-format ceramic tiles and floor tiles (60 x 120 cm), and **underfloor heating** in the bathroom. The purchase price includes a **large cellar** and **2 garage spaces**.

Located in a nice place in an **older development with a park, a pond, and a children's playground**. **Deutsche Schule Prag** is about a 5-minute walk away, and the **Waldorf Elementary School** is also nearby. Perfect transport connections are ensured by the Nové Butovice metro station, which can be reached on foot or within 3 minutes by bus. A shopping center, several supermarkets, and medical services are close-by. The proximity of large green areas contributes to pleasant living; the **Prokopské Valley** and the **Vidoule Natural Monument**, and the adjoining **Cibulka Forest Park**, are a short distance away.

Floor area 105.4 m².



* 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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