



Apartment Two-bedroom (3+kk)

€ 585 726 | CZK 14 690 000

97 m², Prague 5, Košíře, Musílkova





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Total area	200 m ²
Floor area*	97 m ²
Terrace	93 m ²
Loggia	10 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	103685

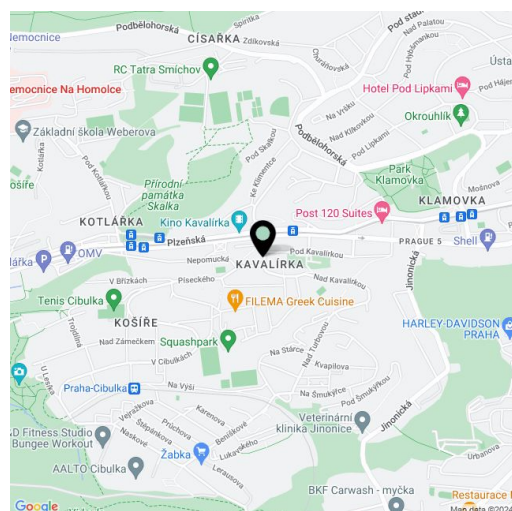
This modern, well-equipped apartment with a large terrace, loggia, and a garage parking space is located in a residential project in a quiet green area in Prague 5 - Košíře. Complete civic amenities and public transport stops are within easy reach.

The practical layout of the 2nd floor apartment offers a bright corner living room with a dining area and an open plan kitchen, 2 bedrooms, an airy bathroom (with a bathtub), a separate toilet, a **walk-in wardrobe**, and a foyer. All rooms have access to a **generously designed almost 100 sq.m. terrace or loggia**.

The apartment building was completed in 2012. The ceiling height is 2.67 m, large **wooden Euro windows** let in plenty of daylight, and the master bedroom can be shaded by **exterior blinds**. Floors are laminate with heating convectors, the kitchen is equipped with a **stone worktop** and built-in appliances. Central heating. The apartment comes with **1 garage space and a cellar**, both accessible by **elevator**. Residents can use an **enclosed courtyard with a children's sandbox**.

The place is ideal for **nice family living**. Within walking distance is a kindergarten and elementary school as well as a **high school**, shops, a cafe, a restaurant, a pharmacy, and **sports grounds with a football field or tennis courts**. A tram stop is a 5-minute walk away, from where you can reach the **Anděl** metro station in no time, and by car you can drive to the Strahov Tunnel and Mrázovka. The area is very nice thanks to an **abundance of greenery**, which is part of the **Košíře-Motol nature park**.

Floor area 90.8 m², terrace 92.9 m², loggia 10.4 m², cellar 5.7 m².



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



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Musílkova

Byt 3+kk

1	Předsiň	12,6 m ²
2	WC	1,6 m ²
3	Šatna	3,0 m ²
4	Koupelna	6,9 m ²
5	Ložnice	13,8 m ²
6	Ložnice	12,1 m ²
7	Obývací pokoj + KK	40,8 m ²
8	Terasa	92,9 m ²

Užitková plocha

96,5 m²

* Plánek je pouze ilustrativní

