



## Apartment Two-bedroom (3+kk)

€ 441 117 | CZK 10 900 000

76.8 m², Prague 5, Stodůlky, Márova





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Total area	84 m²
Floor area*	77 m²
Loggia	7 m²
Parking	Two garage parking spaces
Garage	Yes
Cellar	2 m²
Service price	4 423 CZK monthly
PENB	C
Reference number	104141

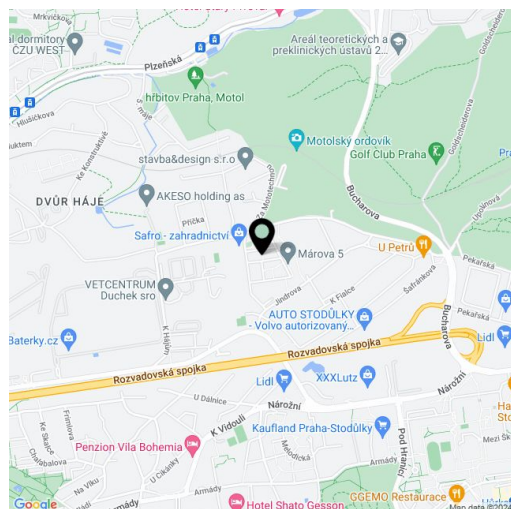
This apartment with a south-facing loggia and two garage spaces is located in a residential project from 2014, which is set in a quiet area in Stodůlky, right next to the large Vidoule forest park.

The practical layout of the 2nd floor apartment consists of a living room with a kitchen and dining area, 2 bedrooms, 2 bathrooms (one with a bathtub and toilet, the other with a shower and toilet), a foyer, and a storage room. The entire apartment **faces south towards the courtyard**, and you can enter the **loggia** from every room.

Facilities include floating floors and double-glazed **Euro windows** with interior blinds and a kitchen with a central island equipped with built-in appliances and a free-standing refrigerator. Heating is by the central boiler. The purchase price includes **2 garage spaces and a cellar**, all accessible by **elevator**.

The location is ideal **for families with children**, there is a grassy plot with a sitting area right in the courtyard, just a few steps leads to a **forest park** that is part of the **vast Košíře-Motol nature park**. Buses stop close-by providing fast connections to metro stations (lines A and B), kindergartens, and elementary schools as well as the **Deutsche Schule Prag**, supermarkets, and the large shopping area in Zličín is within a short driving distance.

Floor area 76.8 m², loggia 7.3 m², cellar 1.9 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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