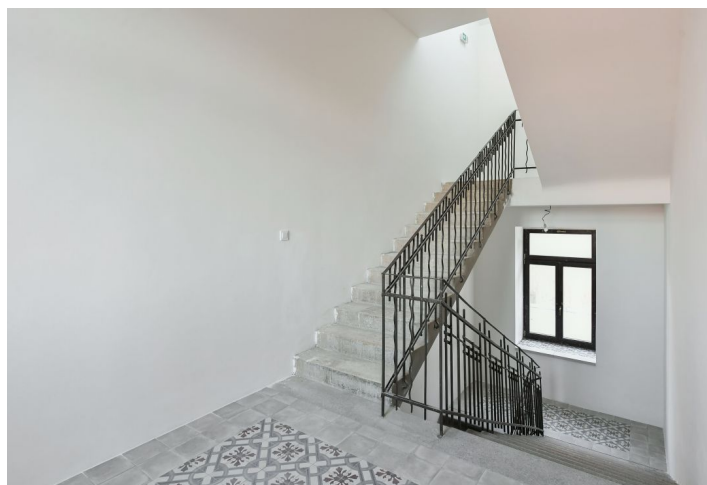




## Apartment Two-bedroom (3+kk)

€ 672 202 | CZK 17 000 000

109.4 m<sup>2</sup>, Praha 5, Jinonice, Butovická



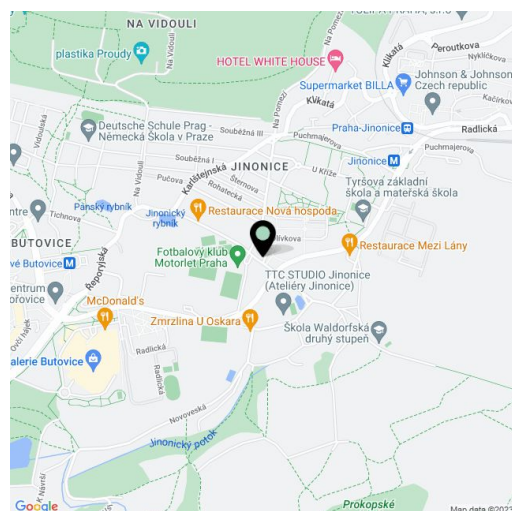


## Apartment Two-bedroom (3+kk)

€ 672 202 | CZK 17 000 000

109.4 m<sup>2</sup>, Praha 5, Jinonice, Butovická

Total area	109 m <sup>2</sup>
Parking	Parking space
Cellar	2 m <sup>2</sup>
PENB	G
Reference number	101733



\* 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.

This new one-hundred-meter apartment is set in a cozy residential project created by the complete reconstruction of a historic building with unique craftsmanship elements. The building is part of a traditional development in old Jinonice with an impressive atmosphere and excellent transport accessibility.

The area of the 1st floor apartment consists of a **bright and spacious living room** with a preparation for a kitchen (total 50 m<sup>2</sup>), 2 bedrooms, a **dressing room**, a bathroom, a separate toilet, a foyer, and a hallway. With an easy modification, the layout **can be changed to a 3-bedroom**.

The residence consists of only 6 units. Facilities include **wooden** windows and painted wooden entrance doors with safety fittings. Floors are **three-layer glued wood with underfloor heating**; in the fully equipped bathroom there is a heated towel rail. The heat source is a **heat pump**.

A very **nice and quiet place** in the original **historical development of Jinonice** with the Church of St. Laurel from the 11th century and a wooden belfry. It only takes a few minutes to walk to the metro station; in the nearby modern residential district of Waltrovka is a supermarket, other shops, and restaurants. A kindergarten, a Waldorf and classical elementary school, and a Charles University building are nearby. A bike path passes through the area, along which you can reach the **Prokopské údolí nature reserve** in just a short time.

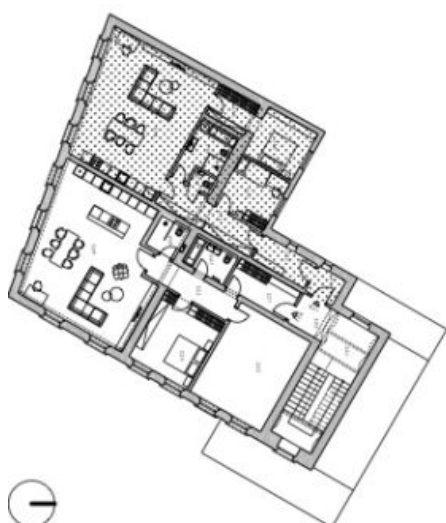
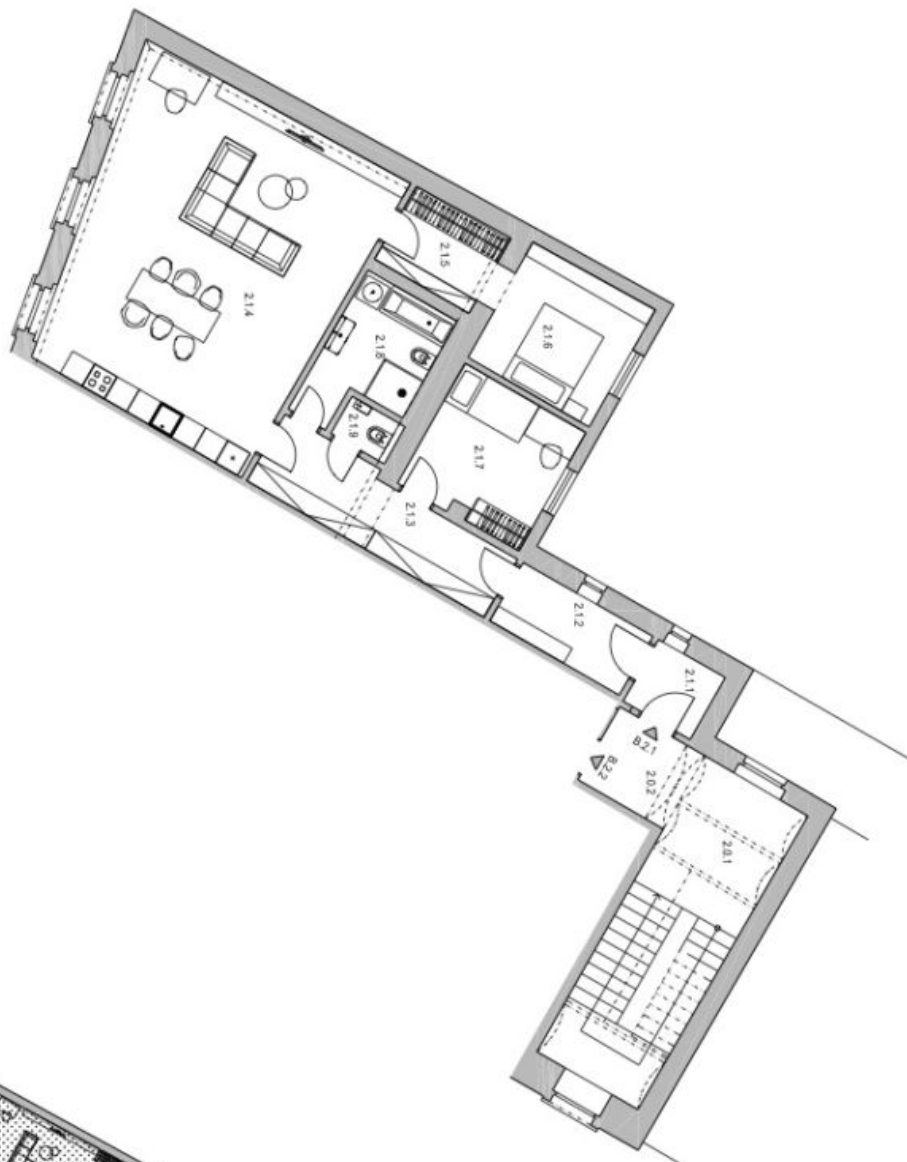
Floor area 111.9 m<sup>2</sup>.



# Apartment Two-bedroom (3+kk)

€ 672 202 | CZK 17 000 000

109.4 m<sup>2</sup>, Praha 5, Jinonice, Butovická



2.NP   BYT A.2.1   3+kk		
ozn.	název místnosti	plocha [m <sup>2</sup> ]
2.1.1	zádveř	3,00
2.1.2	chodba	5,80
2.1.3	chodba	10,00
2.1.4	obývací pokoj + kk	50,70
2.1.5	šatna	5,30
2.1.6	ložnice	10,70
2.1.7	pokoj	10,20
2.1.8	koupelna	8,70
2.1.9	wc	1,40
Celková plocha bytu		105,80