



## Apartment Two-bedroom (3+kk)

€ 531 397 | CZK 12 990 000

73 m<sup>2</sup>, Prague 8, Kobylisy, Služská





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Total area	84 m <sup>2</sup>
Floor area*	73 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	1 garage space
Garage	Yes
Cellar	Yes
Service price	4 784 CZK monthly
PENB	C
Reference number	101885

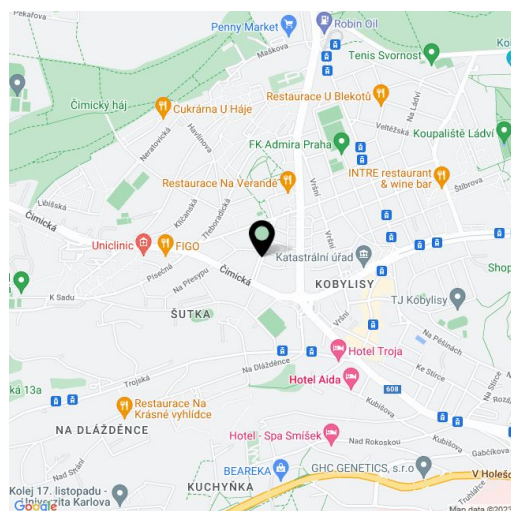
This bright apartment in an above-standard design, with a loggia and a garage, is located on the 1st floor of the Anglický dvůr residence with a large, private landscaped garden. A convenient place on the border of Troja and Kobylisy, just a few steps from a metro station, not far from the botanical garden or the Čimický Grove.

The practical layout consists of a spacious living room with a kitchen, 2 bedrooms, a bathroom (with a bathtub, shower, sink, and toilet), a separate toilet, a storage room, and a foyer. From all living rooms, it is possible to enter the east-facing loggia.

The project was completed in 2012. Facilities include **wooden floors**, wooden Euro-windows, **marble** elements, large-format and mosaic ceramic tiles in the bathrooms, interior doors with paneled frames, entrance security doors made of solid wood, and a **videophone**. Heating is central remote. The apartment has **1 garage space and a cellar**, both accessible by **elevator**. A private garden of 1,200 sq. m. is available to residents.

All civic amenities can be found in the vicinity; the Kobylisy metro and tram stops are less than 200 m away, and a bus stop is practically right by the building. The ride to the city center takes less than 15 minutes. Within a short walking distance is a kindergarten and elementary school, a sports hall, art school, a supermarket, many small shops, and Dvůr Kobylisy with **farm produce** and a cafe. It is close to the **botanical garden**, the **Čimický Grove**, the **Šutka water park** and the **Na Stírce swimming pool**.

Floor area 72.73 m<sup>2</sup>, loggia 11.59 m<sup>2</sup>, cellar 2.7 m<sup>2</sup>.



\* 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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