



## Apartment Four-bedroom (5+kk)

€ 1 393 312 | CZK 35 000 000

209.8 m<sup>2</sup>, Prague 5, Jinonice, Butovická





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Total area	236 m <sup>2</sup>
Floor area*	210 m <sup>2</sup>
Terrace	26 m <sup>2</sup>
Parking	2 parking spaces
Cellar	3 m <sup>2</sup>
PENB	G
Reference number	101896

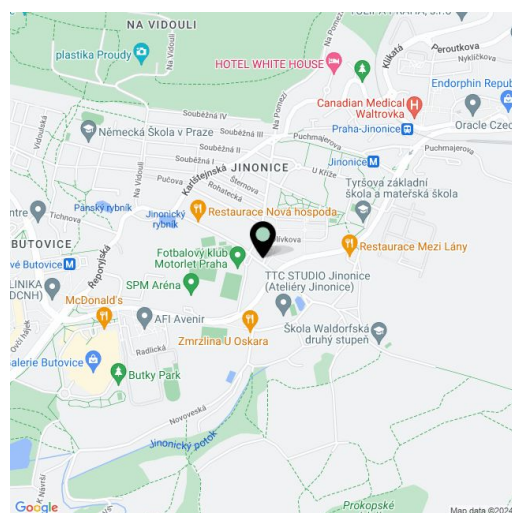
**This extremely spacious attic apartment with a terrace is situated in a cozy apartment building with only 6 units. The historic building is part of a traditional residential development in old Jinonice with an impressive atmosphere and great transport accessibility.**

The apartment is spread over the entire 2nd floor. The generous layout offers a large living room with a preparation for a kitchen and access to the **terrace**, a master bedroom with an en-suite bathroom and also **access to the terrace**, another 3 bedrooms, a central bathroom, a separate toilet, an entrance hall, and a hallway.

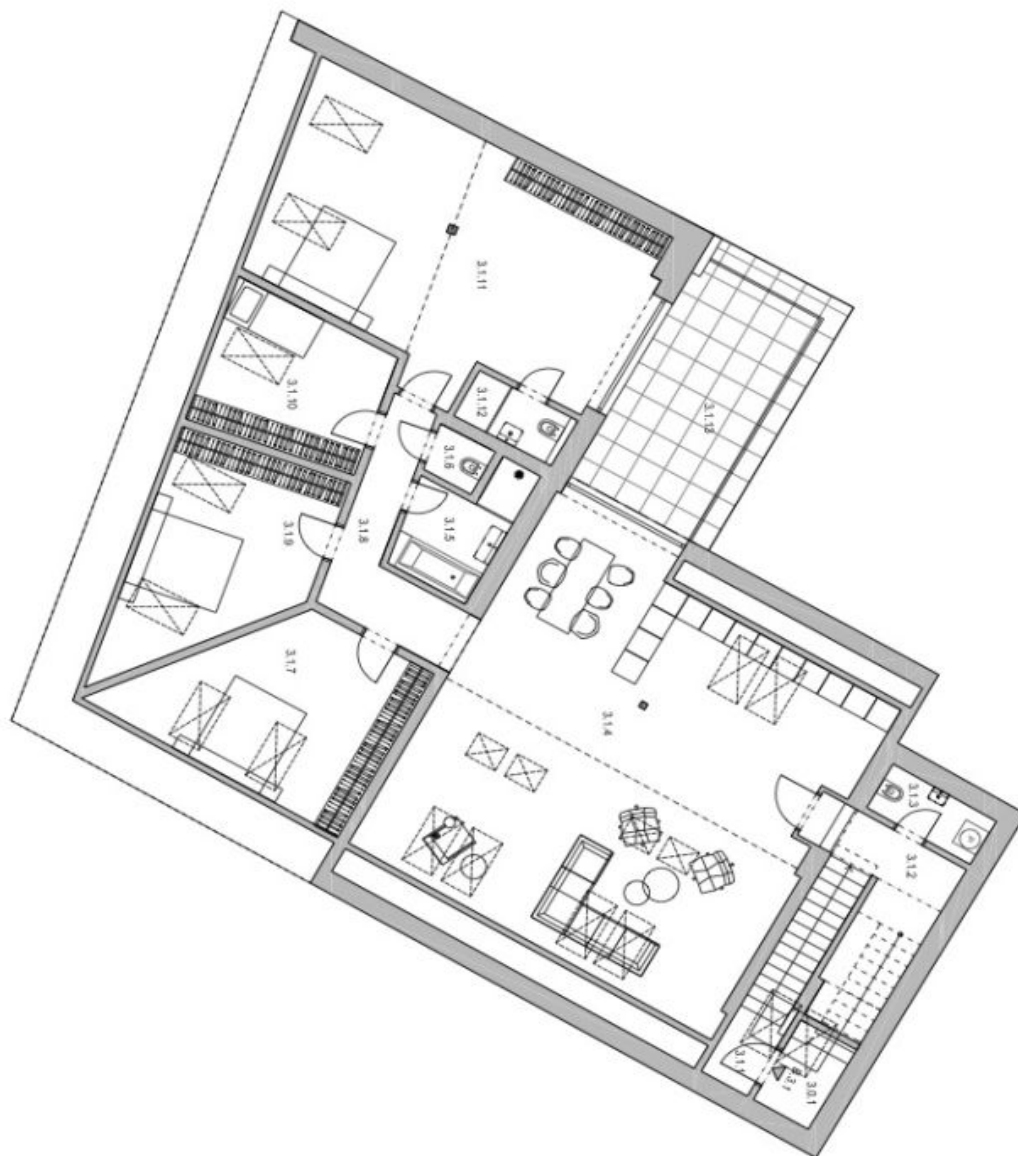
The residence consists of only 6 units. Windows are wooden and the wooden lacquered entrance door has safety fittings. Floors are three-layer glued **wooden with underfloor heating**; the heat source is a heat pump. The bathroom is fully equipped, including a heated towel rail. The purchase price includes **two parking spaces and a cellar**.

This nice and quiet place is within walking distance of everything you need. The house is part of the original Jinonice development, the dominant feature of which is the **Church of St. Laurel** from the 11th century and a **wooden belfry**. It only takes a few minutes to walk to the Jinonice metro station, and in the nearby new residential district of **Waltrovka** there is a supermarket, other shops, and restaurants. A kindergarten, a **Waldorf** and classical elementary school, or a Charles University building are nearby. **A bike path** passes through the area, and you can take it to reach the **Prokopské údolí** nature reserve in just a short time.

Floor area 221.7 m<sup>2</sup>, terrace 26 m<sup>2</sup>.



\* 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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ozn.	název místnosti	plocha [m <sup>2</sup> ]
3.1.1	schodiště	6.3
3.1.2	vestupní hala	9.5
3.1.3	toaleta	3.0
3.1.4	obývací pokoj s kuchyní	77.3
3.1.5	koupelna	5.6
3.1.6	toaleta	1.4
3.1.7	pokoj	17.6
3.1.8	chodba	8.8
3.1.9	pokoj	17.1
3.1.10	pokoj	10.7
3.1.11	ložnice	41.5
3.1.12	koupelna	3.1
Celková plocha bytu		201.9
3.1.13	terasa	26.4