



## Apartment Four-bedroom (5+kk)

€ 1 383 946 | CZK 35 000 000

209.8 m<sup>2</sup>, Praha 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             |

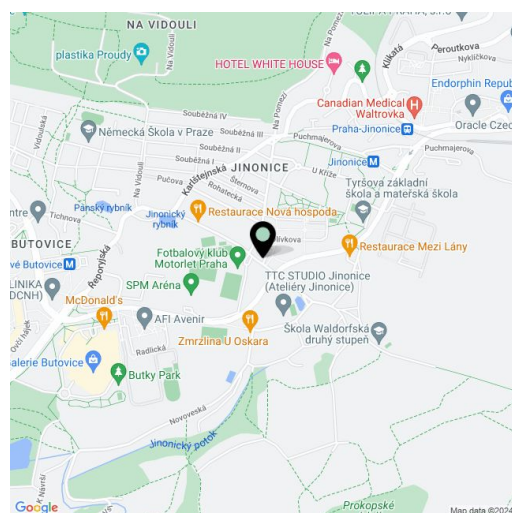
**This extremely spacious attic apartment with a terrace is situated in a cozy apartment building with only 6 units. The historic building is part of a traditional residential development in old Jinonice with an impressive atmosphere and great transport accessibility.**

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**.

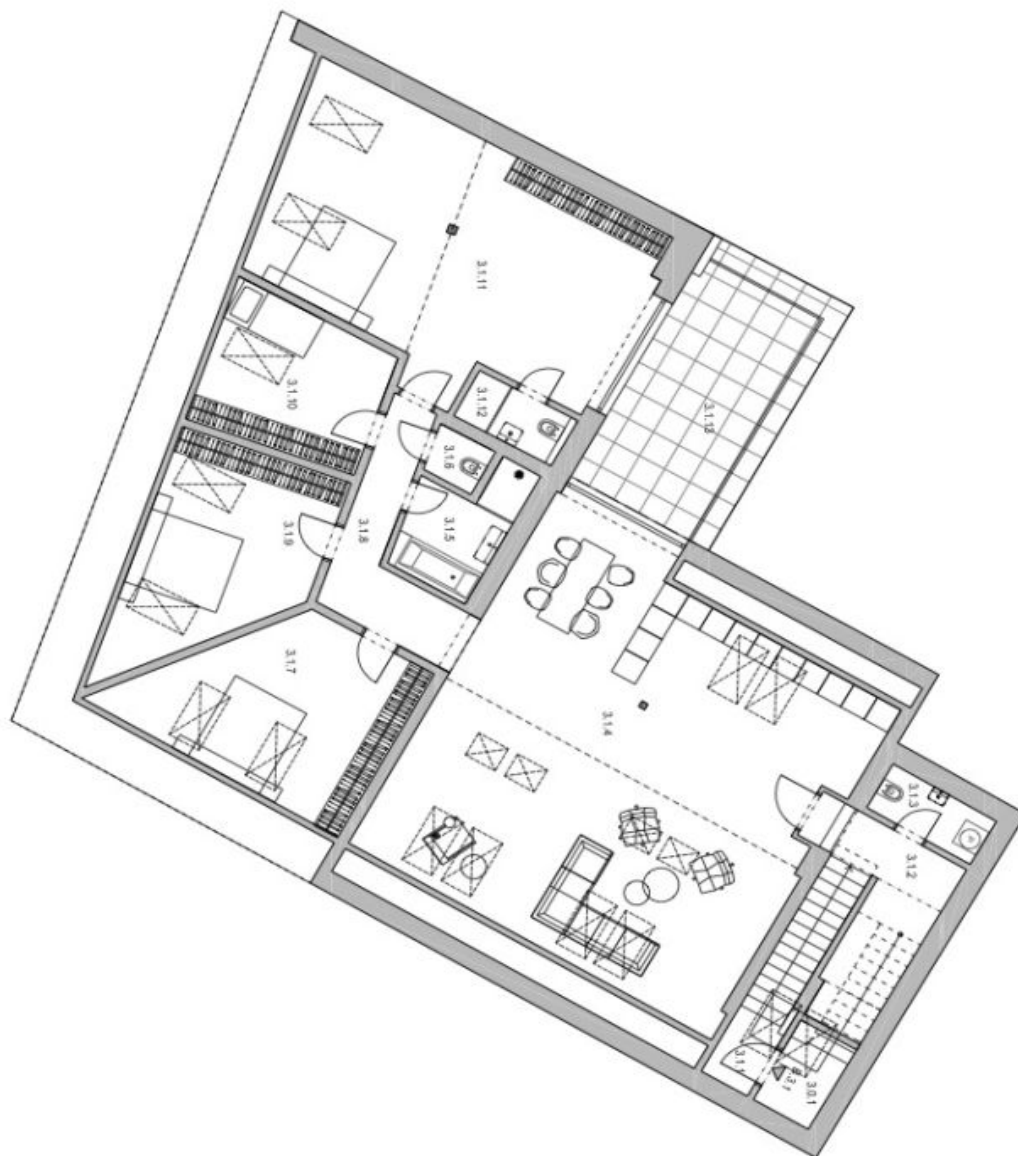
This nice and quiet place is within walking distance of everything you need. The house is part of the original Jinonice development, the dominant feature of which is the **Church of St. Laurel** from the 11th century and a **wooden belfry**. It only takes a few minutes to walk to the Jinonice metro station, 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                     |