



## Apartment Three-bedroom (4+kk)

Sold

108 m<sup>2</sup>, Praha-západ, Průhonice, Uhřetěveská





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Total area	108 m <sup>2</sup>
Garden	95 m <sup>2</sup>
Parking	Separate garage and outdoor parking space
Garage	Yes
Cellar	-
Service price	2 282 CZK monthly
PENB	G
Reference number	102095

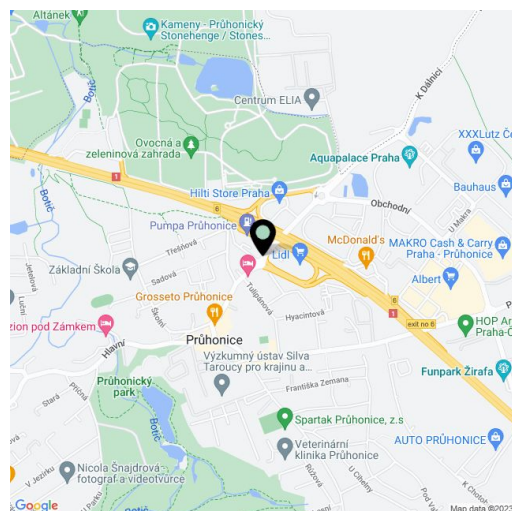
**This spacious apartment with its own garden, garage, and outdoor parking space is located on the ground floor of a modern apartment building, where residents also have access to a shared garden. A quiet location with a full spectrum of services and easy access to Prague.**

The layout of the mainly **east-facing** apartment offers a living room with a kitchen and dining room, a master bedroom with a dressing room, a children's room, a study, a bathroom (bathtub, sink, shower, and toilet), a separate toilet with a sink, a closet with a gas boiler, and a spacious entrance hall.

Facilities include **wooden** Euro windows with double glazing and exterior blinds, custom-made furniture by a carpenter including high-quality handleless kitchen cabinets, built-in **AEG** appliances (oven, microwave, dishwasher, refrigerator), a dressing room with built-in wardrobes and **Philips Hue LED light strips** with automatic sensors. The apartment unit includes a **terrace** with a sitting area with a shade tarp, a **front garden with a hot tub**, irrigation, and a gas grill, a **separate garage, and an outdoor parking space**. Residents have the opportunity to use the **common garden**.

The location is popular for its **quick connections to Prague**: by car only a few minutes along the D1 highway, by suburban buses to the Opatov metro station. The village has a school, a kindergarten, a playground for children and youth, a church, a health center, a pharmacy, banks, a number of restaurants, a congress center, and accommodation facilities. The neighboring Čestlice commercial zone offers a **wide range of shopping and entertainment options**. You can relax in nature in the extensive and year-round **Průhonický Park or in the Dendrological Garden**.

Floor area 108.25 m<sup>2</sup>, front garden 95 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.