



## Apartment Three-bedroom (4+kk)

Sold

93.2 m<sup>2</sup>, Prague 5, Zličín, Křivatcová





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Total area	114 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	One garage parking space
Garage	Yes
Cellar	4 m <sup>2</sup>
PENB	B
Reference number	102809

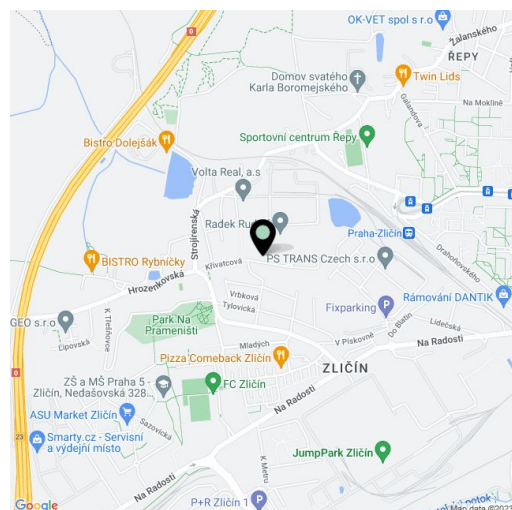
**This modern apartment full of daylight, with an east-facing terrace and garage parking space, is part of an energy-efficient apartment building set in the boutique Koivu Zličín residential project with a children's playground and plenty of greenery. Excellent connections by car and public transport and a wide range of services within a convenient distance.**

The layout of this 4th floor apartment consists of a living room with a kitchen, dining room, and access to a **large terrace**, a master bedroom with an en-suite bathroom, another 2 bedrooms, a bathroom, a separate toilet, a hallway, and an entrance hall.

The building with 15 residential units, an underground garage, and an **elevator** was completed in 2018. The **quality facilities** include **wooden Euro windows** with double glazing, interior blinds, and a preparation for exterior blinds, floating **wooden floors**, **Sapeli** interior doors, and Next security entrance doors. The kitchen is fully equipped with Bosch and Gorenje appliances, heating is provided by a central boiler. The purchase price includes a garage space and an adjacent cellar. Residents can also use a pram room.

Located on a pleasant cul-de-sac, the buildings have front gardens and a new park with a children's playground. A kindergarten and elementary school, a post office, a library, or a pastry shop are within walking distance. There is a sports center with a swimming pool nearby, and a bike path runs through the neighborhood, which can be used to reach, for example, the Hostivice ponds. Transport connections are provided by buses that terminate at the metro station Zličín and Metropole Zličín shopping center. Traveling by car is quick thanks to the nearby Prague Ring Road, and the drive to the airport only takes about 15 minutes.

Floor area 93.2 m<sup>2</sup>, terrace 20.9 m<sup>2</sup>, cellar 3.7 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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