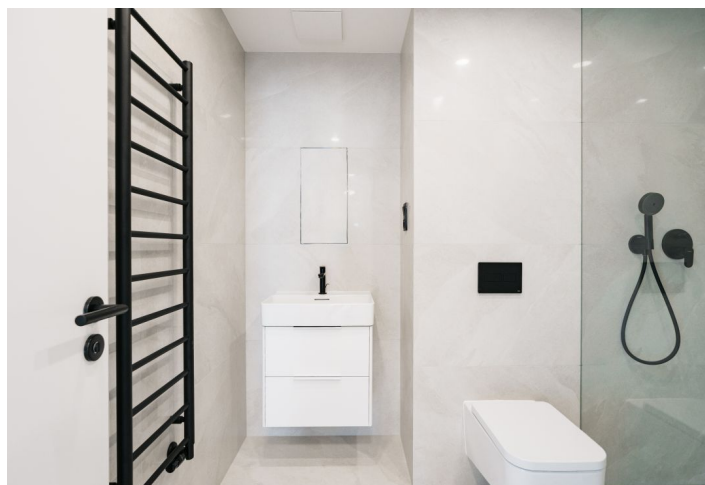
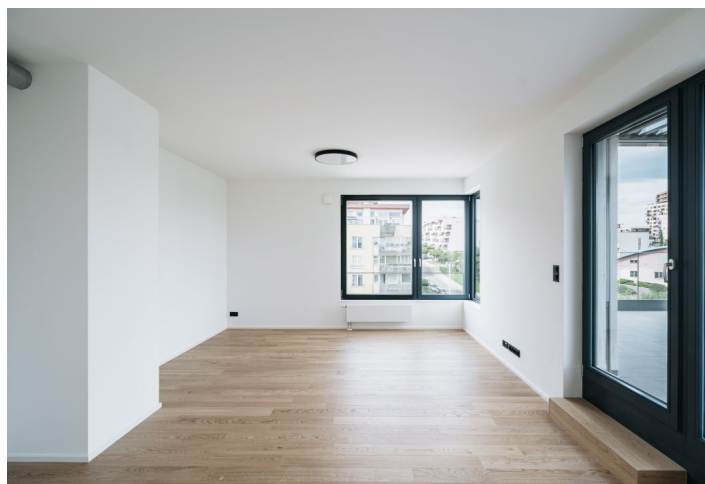




Apartment Two-bedroom (3+kk)

84.7 m², Prague 5, Stodůlky, Armády

€ 641 623 | CZK 16 165 700





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€ 641 623 | CZK 16 165 700

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Total area	124 m²
Floor area*	85 m²
Terrace	40 m²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	104547

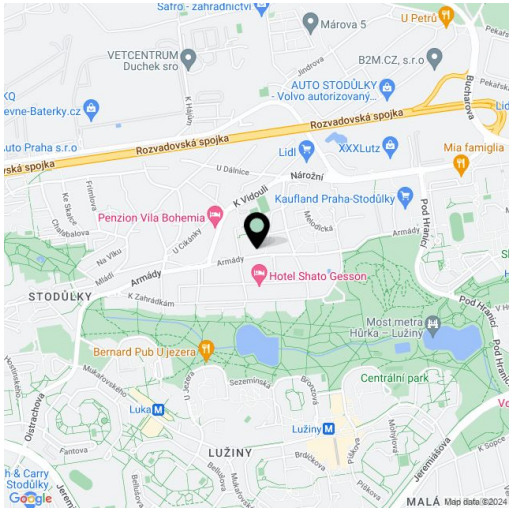
This newly built apartment with a large east-facing terrace is located in a recently completed gated residential project consisting of two low-rise buildings with garages and an elevator. The residence is set in a place full of greenery, on the border between Old Stodůlky and the modern buildings near the metro station.

The layout of the 3rd floor apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom with a shower and a toilet, a separate toilet, a foyer, and a closet room with a connection for a washing machine and a dryer. All three rooms lead to a **spacious terrace**, which has sufficient load-bearing capacity **to install a hot tub**.

The building was approved in January 2024. **The high-quality standard** includes **wooden windows** with insulating triple glazing and a preparation for electrically controlled blinds, glued **wooden double-layer floors**, **underfloor heating** in the bathroom, security apartment entrance doors (class 3) with a panoramic peephole, full or glazed rebateless interior doors, a smoke alarm, a home audio phone, **electric exterior blinds**, and **air-conditioning**. The apartment comes with a **garage space** and an adjacent **cellar**. In the garage is a connection for **charging electric cars**. All floors of the building are connected by a **spacious elevator** for 8 people.

The excellent location allows you to be in one of the kindergartens and elementary schools or near a **high school**, supermarket, cafe, restaurant, polyclinic, or **tennis hall** in no time. The surroundings are full of **children's playgrounds**, and nearby is the Central Park and the vast Prokop Valley, where you can spend hours in nature. Transport connections are provided by the metro (line B), with a station about a 10-minute walk away. There is also a bus stop nearby with connections to a ling A metro station. When traveling by car, an advantage is the quick connection to the Rozvadovská spojka freeway and the Prague Ring Road.

Floor area 84.9 m², terrace 39.7 m².



* 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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