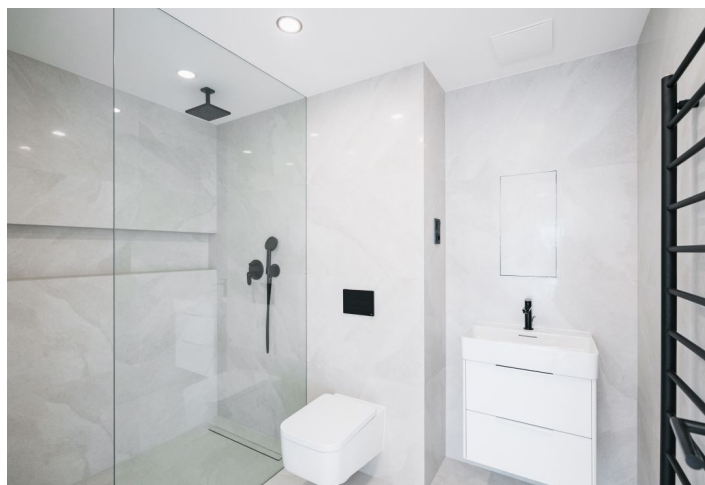




## Apartment Two-bedroom (3+kk)

84.9 m², Prague 5, Stodůlky, Armády

€ 639 472 | CZK 16 111 500



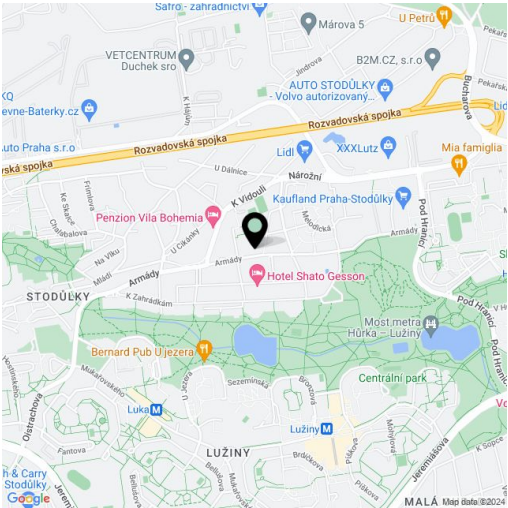


# Apartment Two-bedroom (3+kk)

€ 639 472 | CZK 16 111 500

84.9 m², Prague 5, Stodůlky, Armády

Total area	125 m²
Floor area*	85 m²
Terrace	40 m²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	104550



\* 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.

This modern apartment with a large terrace is located on the 3rd floor of a recently completed new building in a gated residential project with two low-rise buildings, garages, and an elevator. The residence is situated on the border between Old Stodůlky and the modern buildings near the metro station.

The practical layout offers a living room with a preparation for a kitchen, 2 bedrooms, a bathroom with a shower and toilet, a separate toilet, a foyer, and a closet with a connection for a washing machine and a dryer. All living rooms lead to a **spacious west-facing 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 non-rebated interior doors, a **smoke alarm**, a home audio phone, **electric exterior blinds**, and **air-conditioning**. The apartment has a **garage space** and an adjacent **cellar**. In the garage is a connection for **charging electric cars**. All floors are connected by a spacious elevator for 8 people.

The residence is **conveniently located** near kindergartens and elementary schools as well as a **high school**, a supermarket, a cafe, restaurants, a polyclinic, and a **tennis hall**. The neighborhood is full of **children's playgrounds**, and it is possible to walk to the **Central Park** or the **Prokop Valley** in a short time. A metro station (line B) is about a 10-minute walk away and nearby is a bus stop with connections to a line 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.



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