



## Apartment Two-bedroom (3+kk)

€ 627 598 | CZK 15 850 000

98 m<sup>2</sup>, Prague 6, Vokovice, Půlkruhová





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Total area	110 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Loggia	12 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	4 m <sup>2</sup>
Service price	8 753 CZK monthly
PENB	B
Reference number	105057

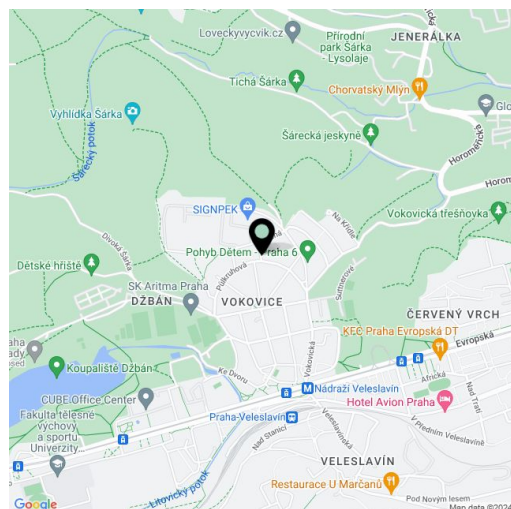
This apartment with two loggias, a sauna, and a parking space is part of a modern apartment building located in a nice, quiet location right next to the Divoká Šárka natural monument and close to the Džbán water reservoir and several sports grounds, within walking distance of the Nádraží Veveslavín metro station.

The practical layout of the 2nd floor apartment consists of a living room with a kitchen, 2 bedrooms, a bathroom (with a shower, toilet, and **sauna**), a separate toilet, a walk-in wardrobe, a storage closet (with a connection for a washing machine and a dryer), and a large entrance hall. The living room and 1 bedroom have access to the **loggias**, which face southeast and northwest. One of the **loggias** is **glazed**.

The apartment building with an **elevator** was built in 2007. Floors are floating laminate, windows are plastic. A **fitted wardrobe**, pantry, and **built-in cupboards** provide plenty of storage space. The kitchen is equipped with **Electrolux** appliances. Remote heating. The purchase price includes a **garage parking space and a cellar**.

The pleasant area is located right by the border of the **Šárka-Lysolaje nature park**, and the **Džbán water reservoir** is about a 10-minute walk away. In the vicinity, there are kindergartens and elementary schools as well as a **high school**, shops, restaurants and cafes, or a sports complex with tennis courts and a football pitch, and a golf driving range. There are many **children's playgrounds** nearby. There is a bus stop not far from the building, and a tram stop, a metro station and a trolleybus that provides a connection to the **airport** are just a few minutes' walk.

Floor area 97.8 m<sup>2</sup>, loggia 6.11 and 5.88 m<sup>2</sup>, cellar 3.59 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.