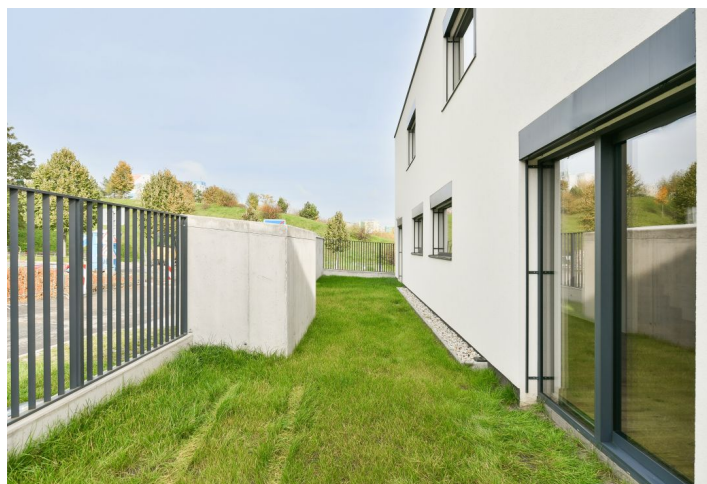




## Apartment Three-bedroom (4+kk)

€ 769 079 | CZK 19 450 000

117 m<sup>2</sup>, Praha 5, Stodůlky, Velichovská





## Apartment Three-bedroom (4+kk)

€ 769 079 | CZK 19 450 000

117 m<sup>2</sup>, Praha 5, Stodůlky, Velichovská

Total area	127 m <sup>2</sup>
Floor area*	117 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Garage + parking space with preparation for a car charger
Garage	Yes
Cellar	-
PENB	B
Reference number	105099

**This well-built residential unit, half of an energy-efficient family house, has a garage and outdoor parking space, a roof terrace, and a low-maintenance garden and is currently being built in an attractive area right next to the Prokop Valley and at the same time within easy reach of everything you need.**

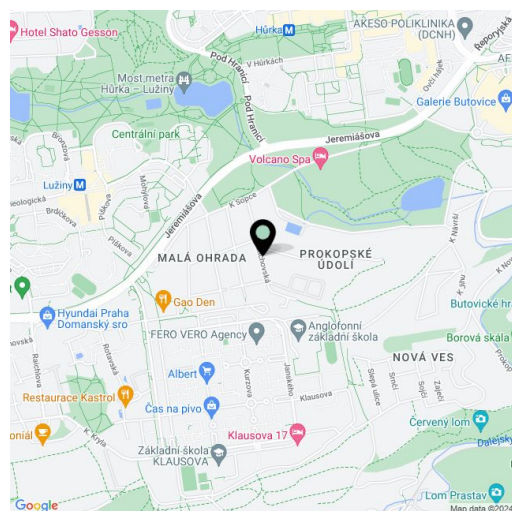
On the ground floor is a living room with a preparation for a kitchen, a bathroom, a closet, and an entrance hall with a staircase leading to the first floor. There are 3 bedrooms and a master bathroom with a bathtub. The living room is connected to the **garden** with the possibility of building a terrace. The house also has a walk-up **roof terrace**, accessible by a full-length staircase and via an electrically operated glazed roof entrance.

**The high-standard facilities include three-layer oak floors, large-area Deceuninck aluminum windows with exterior blinds connected to a wind sensor and with the possibility of central control, a Zenyd skylight with sensors and a rain sensor, fire-resistant entrance doors, large-format ceramic floor and wall tiles (according to the buyer's choice in the given price range), tiles on the roof terrace, Duravit and Kaldewei sanitary ware, an Atrea recuperation unit with smart regulation and remote management for automatic supply of fresh air without the need for ventilation, underfloor heating (heat source is a Junkers gas condensing boiler with app control), a security system motion sensors, and magnets on the windows (possibility of connection to the central station). The house has a preparation for a photovoltaic power plant, as well as a preparation for a car charger in the outdoor parking space.**

The house is located in a **quiet part of Stodůlky**, and just a few steps behind it you can connect to a **bike path** leading through the **Prokop Valley**. There are shops nearby, including a shopping center, a restaurant, a health center, or a post office. Kindergartens and elementary schools are also within easy reach, and the prestigious **Deutsche Schule** is within a 5-minute drive. Buses stop nearby, and there is also a metro station (line B) within walking distance. Traveling by car is made easy by the nearby access to the Prague and City ring roads.

Floor area 117 m<sup>2</sup>, roof terrace approx. 35 m<sup>2</sup>, plot 67 m<sup>2</sup>.

Expected completion date Q3/2024.



\* 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.