



## Apartment Three-bedroom (4+kk)

€ 735 950 | CZK 18 660 000

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





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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	105237

**This well-built apartment 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.**

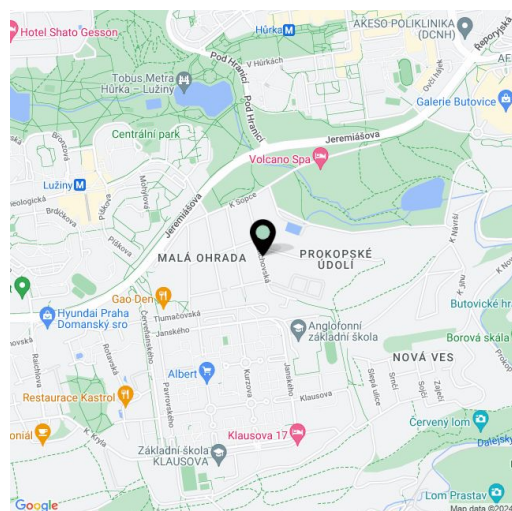
On the ground floor is a living room with a preparation for a kitchen, a bathroom, a closet, and an entrance hall with a staircase leading to the first floor, where there are 3 bedrooms and a master bathroom with a bathtub. The living room is connected to the **garden** with the possibility of building 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, **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 in 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 subway station (line B) within walking distance. Traveling by car is facilitated 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 138 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.