



## Apartment Three-bedroom (4+kk)

€ 896 772 | CZK 22 500 000

119.8 m<sup>2</sup>, Prague 5, Jinonice, Kloudova





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Total area	168 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	29 m <sup>2</sup>
Loggia	20 m <sup>2</sup>
Parking	2 parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	105510

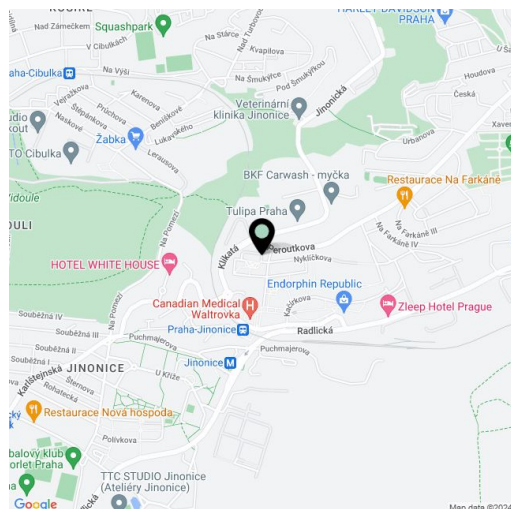
**This high-standard apartment with 3 bedrooms, 2 loggias, a private terrace, and 2 parking spaces is part of the modern Waltrovka residential area, which is lively during the day and turns into a quiet, urban oasis in the evening.**

The apartment located on the 4th floor of a new building from 2019 with an **elevator** consists of an open concept living room, large kitchen, and a dining area, a bedroom with an **en-suite bathroom** and **walk-in wardrobe**, 2 other bedrooms, a bathroom, a separate toilet and a utility room, which can also be used as a pantry. The terrace equipped with a **pergola** and **both loggias** are accessible from the living area. The apartment includes **2 parking spaces** in the garage.

The interior, including **built-in furniture**, was designed by the **DMAE Architects** studio. The color scheme is contrasting, with an emphasis on materials such as exposed concrete, metal and wood in dark, even black colors. It is balanced by the warm shade of the floors and several wooden elements in the same color, which blend throughout the apartment and unify the entire space. **Glazed metal frame doors** add a subtle industrial touch. Bathrooms have **floor heating**.

The location between the **Radlická** and **Jinonice** metro stations (line B) boasts rich civic amenities, extensive **green spaces**, easy transport accessibility, but above all with the **atmosphere** of a modern urban district. It's also home to a kindergarten, a pharmacy, a supermarket, several restaurants and cafes, as well as a medical facility.

Floor area 119.8 m<sup>2</sup>, terrace 29 m<sup>2</sup>, 2 loggias (10.5 m<sup>2</sup> and 9.1 m<sup>2</sup>), cellar 5 m<sup>2</sup>.



\* 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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Kloudova

Byt 4+kk

5. NP

- 1 Chodba
- 2 WC
- 3 Komora
- 4 Koupelna
- 5 Koupelna
- 6 Pokoj
- 7 Pokoj
- 8 Šatna
- 9 Pokoj
- 10 Obývací pokoj + KK
- 11 Prádelna
- 12 Balkon
- 13 Balkon
- 14 Balkon

