



Apartment Two-bedroom (3+kk)

€ 396 901 | CZK 9 990 000

89 m², Praha-západ, Horoměřice, Bicanova





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Total area	93 m ²
Floor area*	89 m ²
Terrace	4 m ²
Garden	28 m ²
Parking	2 outdoor parking spaces
Cellar	-
PENB	C
Reference number	106398

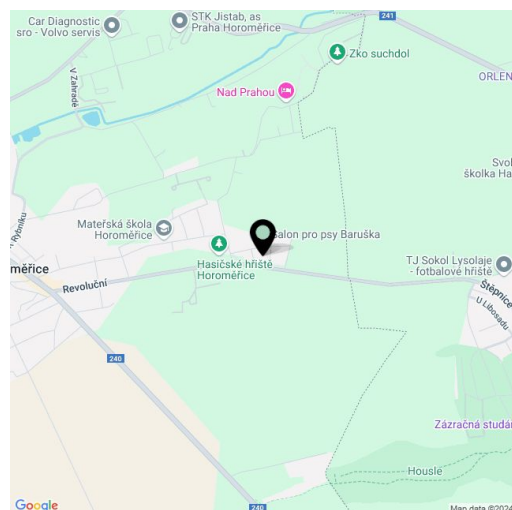
This duplex apartment with the parameters of a terraced family house, with an east-facing garden and two parking spaces on a privately owned plot, is located on the outskirts of Prague, in the peripheral green part of the village of Horoměřice, near international schools and the airport.

At the entrance level is a living room with a dining room, kitchen, and access to the **garden** with a **terrace**, as well as a toilet, a hallway, a storage room, and a foyer. The staircase in the living room leads to the first floor, where there are 2 bedrooms, a bathroom (with a bathtub, toilet, sink, and connection for a washing machine), and a stairwell.

The apartment was completed in 2008; windows are plastic, the floor is floating laminate, and heating from the central boiler room. The kitchen is equipped with Whirlpool appliances. In the garden, there is a **spacious pergola** allowing you to stay outside even in bad weather and a **lockable space** for storing garden equipment or furniture. The apartment includes **2 outdoor parking spaces** on its own property and a co-ownership share in the **children's playground**.

The residential complex is located between the municipality of Horoměřice and Prague 6 - Lysolaje. Transport connections are provided by buses, and the ride to the Dejvická or Bořislavka metro station takes only 15 minutes, while the connection to the Prague Ring Road will speed up car journeys in the future. There is a **private kindergarten** in the complex, another kindergarten is within walking distance, and the elementary school is about 2 minutes away by car. It only takes a few minutes to drive to the prestigious **International School of Prague** and **Riverside School Prague** or to the **Czech University of Life Sciences**. There are shops, restaurants, sports fields, a pharmacy, or a post office within a short driving distance, and the drive to the airport is also quick. The area's many advantages include the **beautiful nature**—you can walk to the **Housle natural monument**, **Kozí hřbety**, or to the **valley of the Únětický Stream**. In neighboring Lysolaje, where a footpath will soon lead, there is a **swimming lake**. It is possible to walk to Prague's Suchdol district in approx. 20 minutes along a restored **historic tree-lined path**. Not far from the house is a **leisure center** with a public fire pit, a scout clubhouse, or a **community chicken coop**, a pumptrack, and a sledding hill.

Floor area 88.71 m², terrace 3.98 m², garden 28 m².



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.