



Apartment Two-bedroom (3+kk)

€ 476 361 | CZK 11 990 000

80 m², Prague 5, Jinonice, Butovická





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| | |
|------------------|-------------------|
| Total area | 80 m ² |
| Parking | - |
| Cellar | Yes |
| PENB | G |
| Reference number | 107074 |

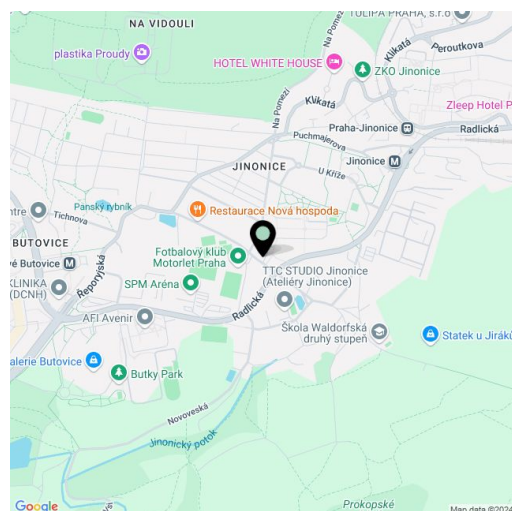
Spacious apartment in a historic house with unique craftsmanship elements that is part of a traditional residential development in old Jinonice with an impressive atmosphere and excellent transport accessibility.

The layout of the ground floor apartment consists of a **south-facing** living room with a high ceiling (3.7 m) and a fully equipped kitchen, a bedroom with a **walk-in wardrobe**, a 2nd bedroom, a bathroom with a bathtub, toilet, and bidet, a separate toilet, and a hallway.

The intimate residence consists of only **6 residential units**. The apartment has **wooden windows, wooden glued three-layer floors** and a wooden varnished entrance door with security fittings. The bathroom is fully equipped including a heated towel rail, and the heat source is a shared gas boiler. The purchase price includes a **cellar**.

A convenient location in a **nice and quiet place** and at the same time within walking distance of everything you need. The house is part of the original **historical development**, the dominant feature of which is the **Church of St. Lawrence from the 11th century** and a **wooden bell tower**. It only takes a few minutes to walk to the Jinonice metro station, and in the nearby **Waltrovka** new residential district there is a supermarket, other shops, and restaurants, as well as a kindergarten, a Waldorf and classical elementary school, or a Charles University building. A bike path runs through the area, along which you can reach the **Prokopské údolí nature reserve** in just a short time.

Floor area 80 m² (according to the owner's declaration).



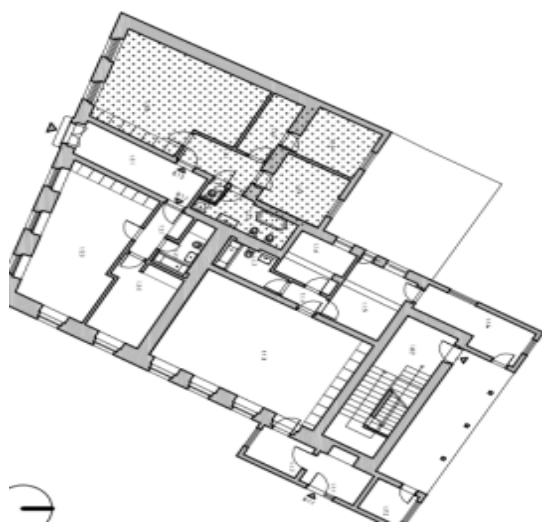
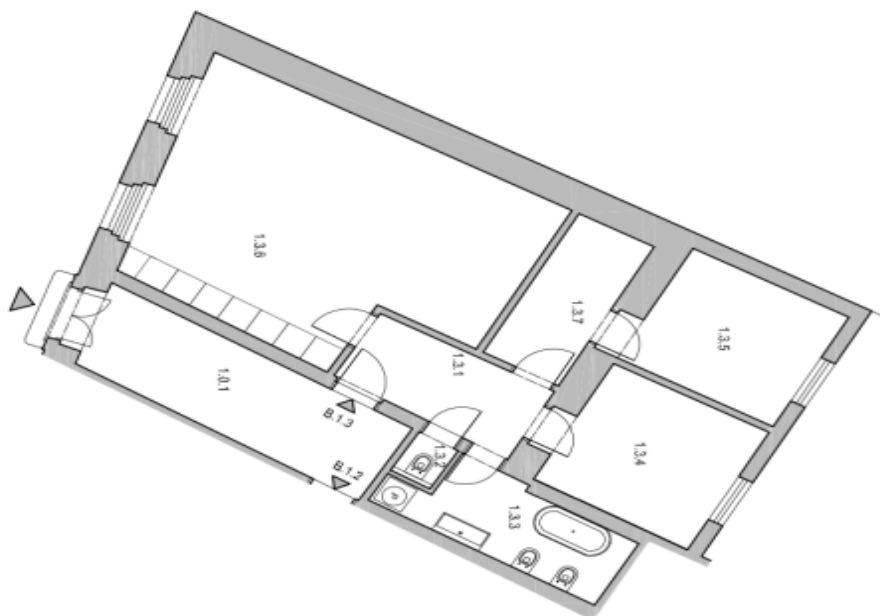
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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1.NP | BYT B.1.3 | 3+kk

| ozn. | název místnosti | plocha [m ²] |
|---------------------|-----------------|--------------------------|
| 1.3.1 | chodba | 6.88 |
| 1.3.2 | loaleta | 1.00 |
| 1.3.3 | koupelna | 7.45 |
| 1.3.4 | ložnice | 10.78 |
| 1.3.5 | ložnice | 10.16 |
| 1.3.6 | obývací pokoj | 35.35 |
| 1.3.7 | šatna | 6.00 |
| Celková plocha bytu | | 77.80 |