



Apartment Two-bedroom (3+kk)

Sold

119 m², Praha 5, Košíře, Musílkova





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Total area	147 m ²
Floor area*	119 m ²
Terrace	28 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22173

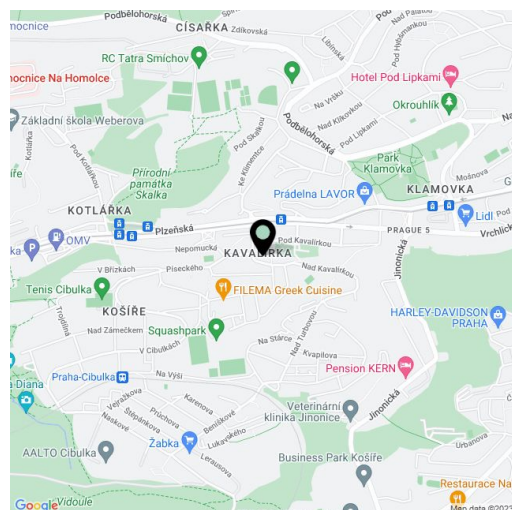
Boasting a sleek, designer interior, terrace, balcony and unspoiled panoramic views of an adjacent park is this sunny apartment on the top 5th floor of a new residential building with secured entrance, elevator and underground parking. The building is situated on a quiet street bordering the Kavalírka Park, just a 3-minute walk from a tram stop with a fast, direct connection to Anděl and the center.

The layout of the upper, entrance level offers a spacious open-plan living room with dining area, kitchen and a **large tunnel skylight**, bedroom with private walk-in closet and bathroom, separate toilet, pantry, and an entrance hall. Both rooms have access to the terrace that runs along the entire length of the apartment. The lower level consists of a bedroom with private bathroom and balcony.

The apartment is furnished to a high standard with **air-conditioning** in the living room, **hardwood floors**, wooden French windows with exterior roller blinds, large format tiles, fully equipped kitchen in a modern white design, suspended ceilings with spot LED lighting, security entrance door and wooden floorboards on the terrace and balcony. Floor heating provided by a boiler room in the building. The purchase price includes **1 garage parking space and cellar**.

Attractive address within walking distance of Kavalírka, Šalamounka, Klamovka and Cibulka parks, including the Skalka natural monument. In the vicinity there is a kindergarten and elementary school, high school, playground, sports hall, squash courts, tennis courts, shops, restaurants and other services. The tram stop with a 7-minute connection to Anděl and 15-minute connection to Národní třída is only 200 m away.

Interior 115,82 m², terrace and balcony 28,11 m², cellar 2,72 m².



* 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.