



## Apartment Two-bedroom (3+kk)

Sold

80 m<sup>2</sup>, Prague 6, Lysolaje, Dolina





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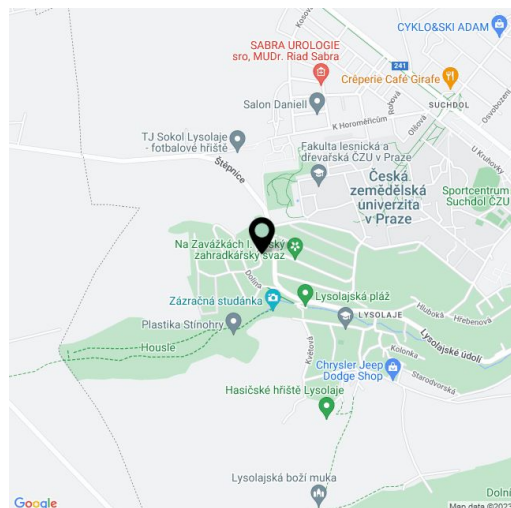
|                  |                                       |
|------------------|---------------------------------------|
| Total area       | 85 m <sup>2</sup>                     |
| Floor area*      | 80 m <sup>2</sup>                     |
| Balcony          | 5 m <sup>2</sup>                      |
| Garden           | 160 m <sup>2</sup>                    |
| Parking          | 1 garage and 1 outside parking spaces |
| Garage           | Yes                                   |
| Cellar           | Yes                                   |
| PENB             | B                                     |
| Reference number | 25556                                 |

**Modern two-bedroom apartment with terrace and a big garden situated on the first floor of a newly-built villa inspired by Functionalism in the charming natural area of Lysolajské údolí. A quiet location with a touch of rural atmosphere, yet with a wide range of services and within easy reach of the center of Prague.** The transaction is exempt from property transfer tax.

The interior of this apartment will consist of entrance hall, living room with kitchen and dining area, two bedrooms, two bathroom and three terraces. The purchase price includes **one garage and one outside parking spaces**. The apartment will be completely finished including equipment such as **high-quality laminate floors, wooden windows** with triple glazing, **security entrance doors**, underfloor heating and preparation for the kitchen.

The pleasant area adjacent to the Šárka Valley meets the notions of housing close to nature and at the same time provides all the services and excellent public transport accessibility nearby. A kindergarten, elementary school, supermarket and several restaurants are all within walking distance. The nearby CULS sports complex and Šárka Lysolaje park will provide a wide range of leisure activities. Excellent accessibility to the city center thanks to the close bus connections in the direction of Dejvická metro station.

Interior 79.03 m<sup>2</sup>, balcony 5.44 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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