



## Apartment Three-bedroom (4+kk)

Sold

213 m<sup>2</sup>, Praha-západ, Černošice, Táborská





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Total area	410 m <sup>2</sup>
Floor area*	213 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Terrace	190 m <sup>2</sup>
Parking	3 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26692

This high standard penthouse with 2 terraces, a balcony and a whirlpool is located on the 2nd and 3rd floors of a building by SHA Architects. It offers comfortable modern living with stunning views of the Prague skyline and the Berounka River valley with easy and quick access to Prague.

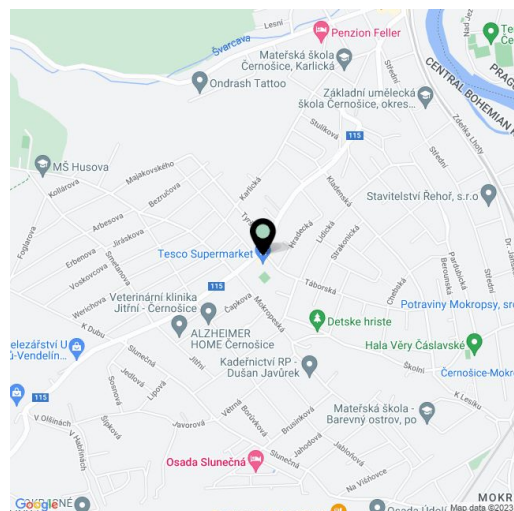
A lift, controlled by a security chip will take you straight to the penthouse living room. The open-plan living room with kitchen and glassed facade leads to a **spacious terrace with whirlpool** (Villeroy & Boch), which provides **amazing views** for every season, every night & day. There is another **terrace** adjoining the **master bedroom, which is complete with a spacious walk-in closet and a safe**. Furthermore, the penthouse has a generous **entrance hall**, a **guest bedroom**, a **children's room**, **two bathrooms**, two toilets, and a spacious pantry.

**Large, wooden EURO windows provide an abundance of natural light**; in the evening the interior, including the staircase, is impressively illuminated by **designer glass chandeliers**. The kitchen unit includes two ovens, a built-in coffee maker, wine humidor, classic hob and plate for WOK pan, grill, hood, fridge, freezer and dishwasher: **appliances are the highest range from Miele brand**. The walls are finished with German concrete screed and ZERO colors. The flooring is luxury glazed ceramic tiles, wall-to-wall carpet in the bedrooms. Bathroom sanitary equipment is by **Villeroy & Boch**. The unit has **3 garage parking spaces under camera surveillance and a cellar**. Heating is provided by a central gas boiler.

The residence is located in the small town of Černošice, which is situated near Prague in the **picturesque valley of the Berounka River** near the **Český Kras** protected landscape area; since the First Republic it has been a traditional residential area for affluent **Praguers**. All civic amenities are available (shops, kindergartens and basic schools, medical centers, cinema, football stadium and indoor winter stadium), near the residence you can find tennis courts, a café, 2 supermarkets, a pharmacy, and an ATM.

There is a bus stop just a few steps away from the house, connection to Prague is provided by both a **bus and train**. To get to the **center of Prague and the airport**, it takes a comfortable 25 minutes.

Interior 213 m<sup>2</sup>, terrace 173 m<sup>2</sup>, terrace 17 m<sup>2</sup>, balcony 6,7 m<sup>2</sup>, cellar 7 m<sup>2</sup>.



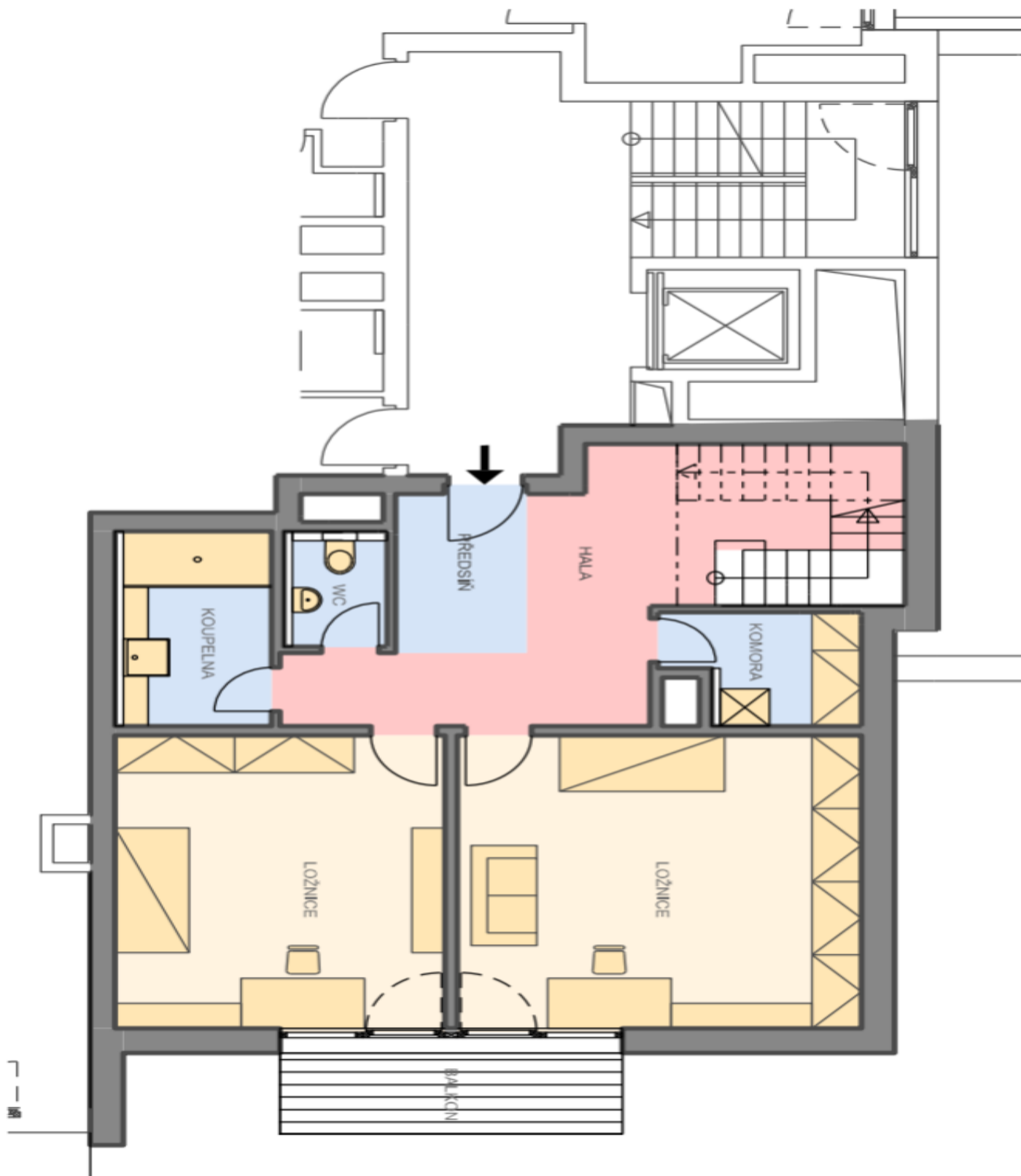
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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