



Apartment Two-bedroom (3+kk)

Sold

164 m², Praha 5, Radotín





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Total area	172 m ²
Floor area*	164 m ²
Balcony	8 m ²
Parking	Parking in a separate garage or outdoor parking
Garage	Yes
Cellar	-
PENB	C
Reference number	27849

* 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.

Apartment with all the comfort of a family house including a garden and a garage. In the city, yet close to nature with beautiful views of the scenery of the Berounka River and the surrounding area. Boasting an intelligent home system and design emphasis placed on natural elements, harmony & Feng Shui.

The duplex apartment consists of the 4th and 5th floors of a 3-story villa. On the lower level, there is a **south-facing living room with a balcony** and a kitchen with a large window and access to the garden. The floor includes a pantry, a separate toilet, a bathroom with a shower and a walk-in wardrobe. The upper floor consists of 2 bedrooms, a bathroom with plenty of natural light, and a utility room with electric boiler and air-conditioning.

High-end equipment includes, among other things, a **radiant fireplace**, a **Häcker** kitchen with a **Technistone** worktop and top-class appliances (AEG, Falmecc Pharo and Liebherr), natural stone bathroom tiles, Ritmonio batteries, Agape Pear wash basin, Kaldewei bathtub. The floors are wooden in combination with a concrete paving slab, the entire lower floor has **floor heating** (as does the upper bathroom). **The intelligent system** includes automatic control of windows, electric blinds and awnings, 3-zone audio, silent air-conditioning and security system. The apartment includes an area of a garden and a common **large storage room**. Parking in a separate garage or outdoor garden (direct entry to the house by the footbridge).

Very quiet location right on the edge of a natural park. All amenities: shops, post office, pharmacy, kindergarten and elementary school as well as a grammar school, all a few minutes by car or bus. Many opportunities for sports activities (cycling tracks, sports hall, bathing biotope, skatepark, miniature golf) contribute to pleasant and healthy living. Direct and fast **connection to the center of Prague** (for example by train 10 minutes to the B Smíchovské nádraží metro station, 18 minutes to the Hlavní nádraží metro station).

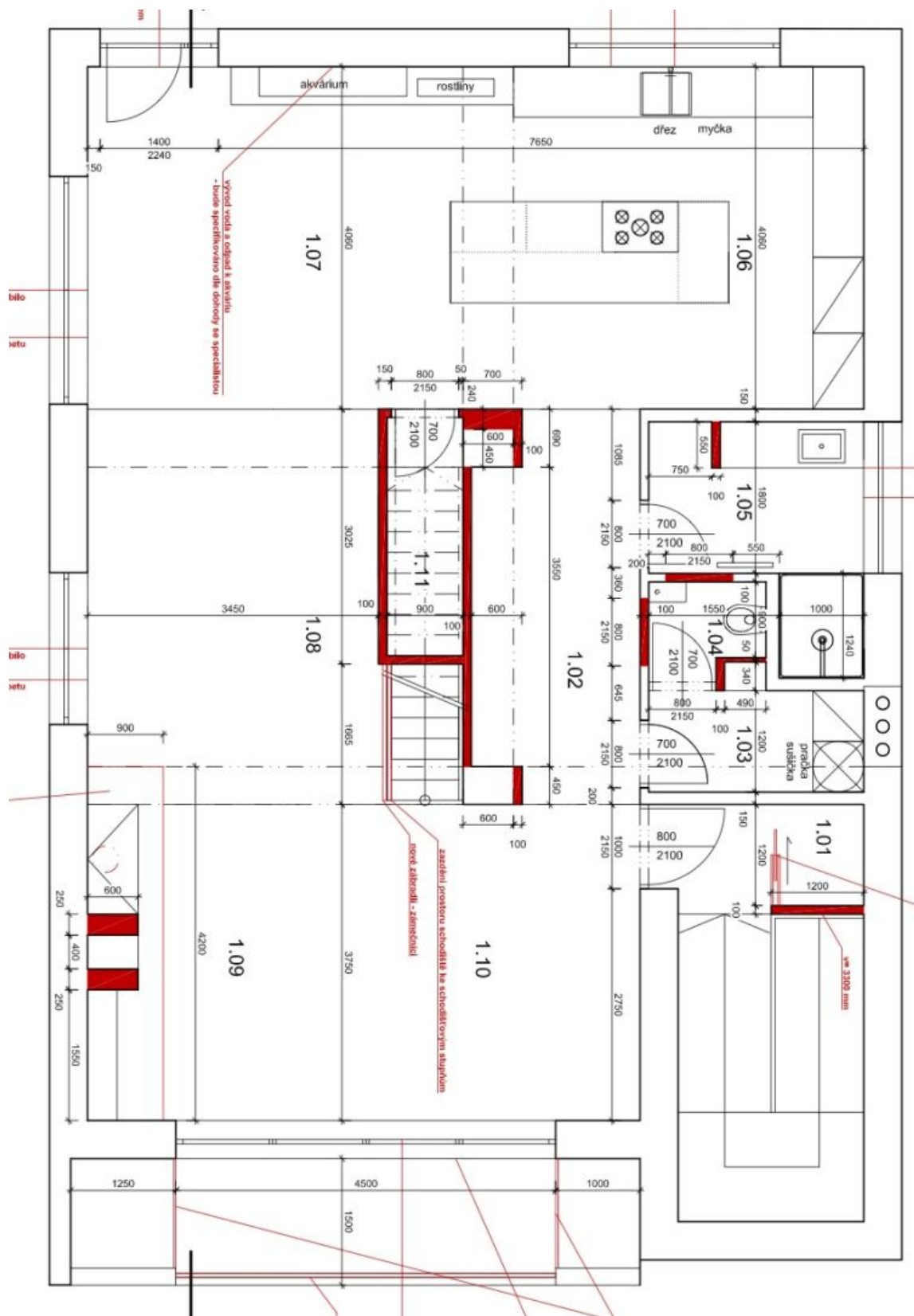
Interior 164 m², balcony 8 m².



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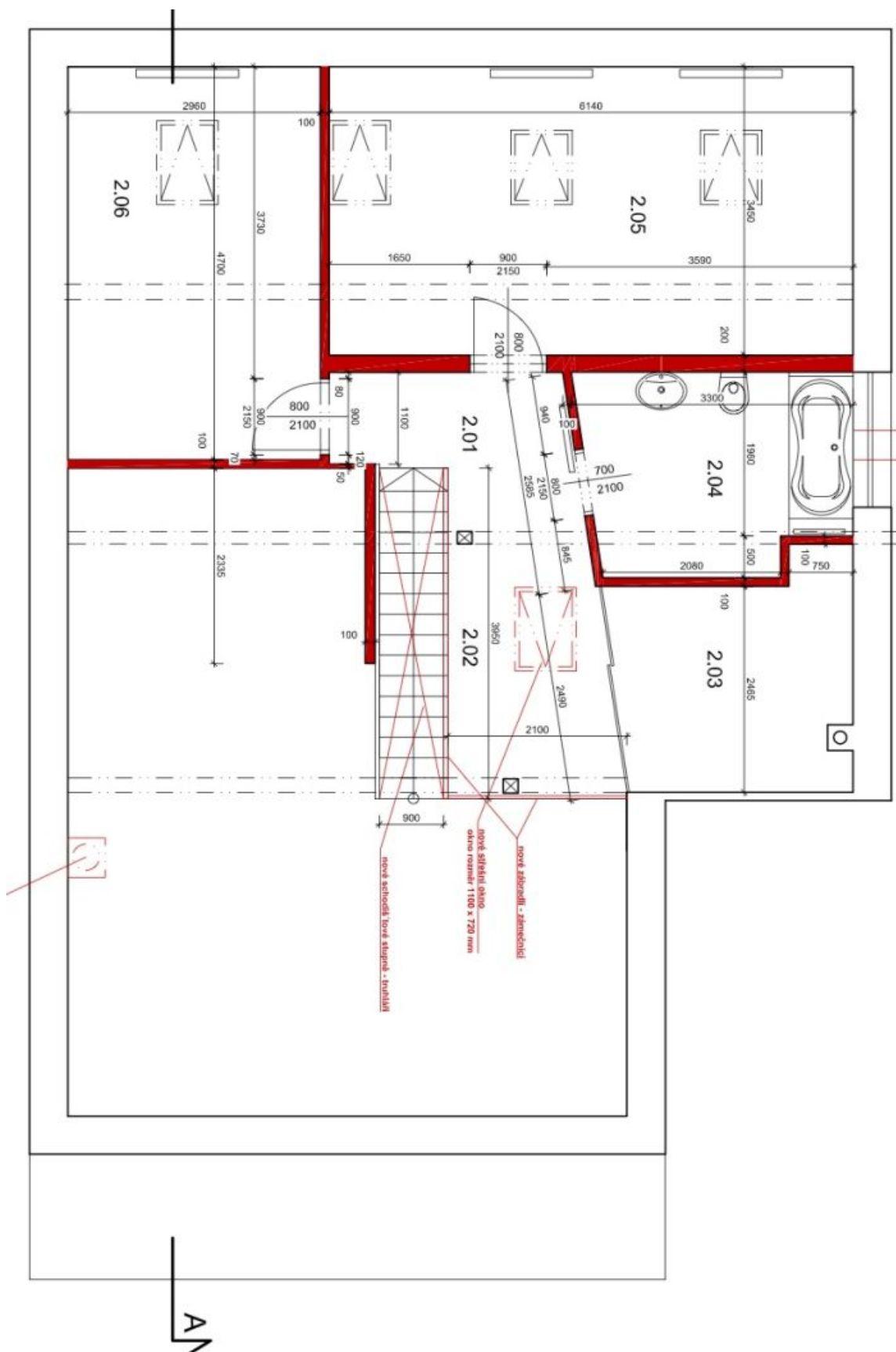




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