



## Apartment One-bedroom (2+kk)

Sold

52.5 m<sup>2</sup>, Prague 5, Motol, Plzeňská





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Total area	64 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Parking	1 parking space
Garage	Yes
Cellar	Yes
Service price	1638 CZK monthly
PENB	B
Reference number	28706

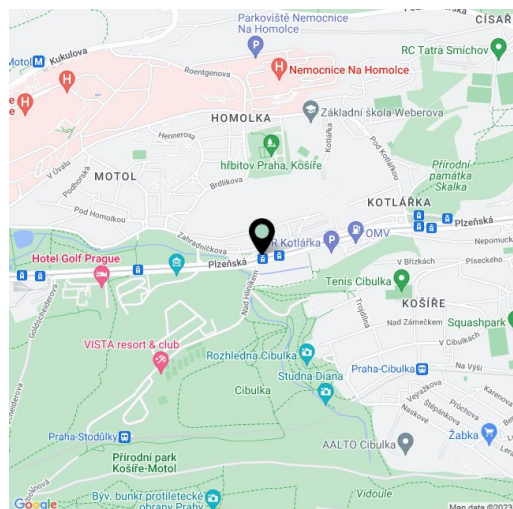
This bright, move-in ready apartment with a balcony and garage parking is housed on the 3rd-floor of an energy-efficient and secure new building that is located on the edge of a natural park just a few steps from the tram stop.

The layout consists of a living room with kitchen area, bedroom, bathroom (shower, wash-basin, toilet, washing machine) and vestibule. The living room leads to a **spacious balcony**. East-facing French windows provide large amounts of light in the apartment.

The apartment comes with all furniture, except for the TV. The interior includes **laminated floating floors**, **wooden Euro windows** with double glazing, built-in wardrobes, an IKEA kitchen unit with BOSCH appliances (induction plate, dishwasher) and BEKO (refrigerator). A videophone, fire detector and a CCTV system in the whole building, including the garage, contribute to a **feeling of security**. The glazed soundproof walls ensure peace of mind without disturbing the surroundings. Central heating is provided from a boiler room in the building. The unit includes **1 wide garage and a cellar**.

Ideal location full of greenery and excellent transport accessibility. The Hotel Golf tram stop is a short walk from the house, connection to the center takes 15 minutes, B Anděl metro station and Nový Smíchov shopping center are 10 minutes away. Right next to the residence is the entrance to a large park with a golf course.

Interior 52.5 m<sup>2</sup>, balcony 11.64 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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