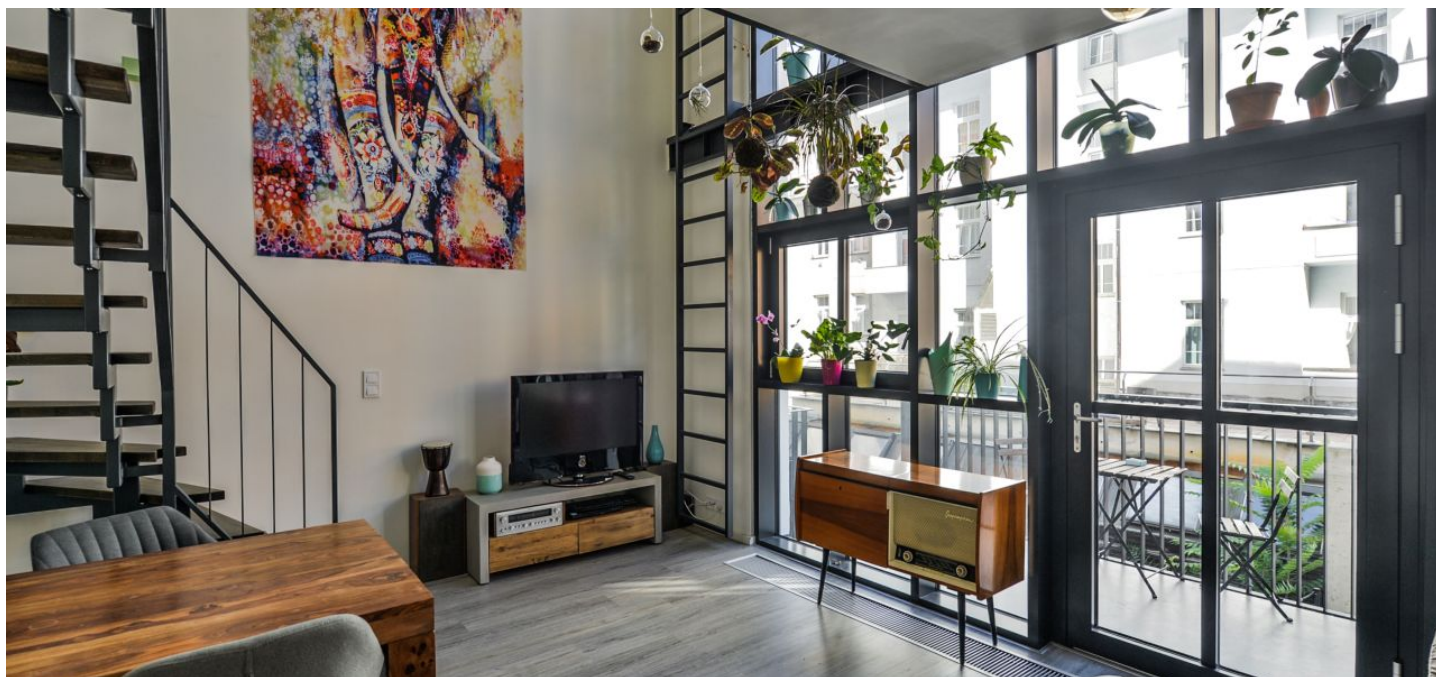




## Apartment One-bedroom (2+kk)

Sold

53 m<sup>2</sup>, Prague 5, Košíře, Pod Kavalírkou





## Apartment One-bedroom (2+kk)

**Sold**53 m<sup>2</sup>, Prague 5, Košíře, Pod Kavalírkou

Total area	58 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Terrace	5 m <sup>2</sup>
Garden	49 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
Service price	4 200 CZK monthly
PENB	B
Reference number	30416

This quiet loft 1-bedroom apartment with a terrace and a garden is located on the 1st floor of a modern apartment building with an elevator and a garage. The building is situated near a park, in a location with full urban amenities and excellent transport connections to the center.

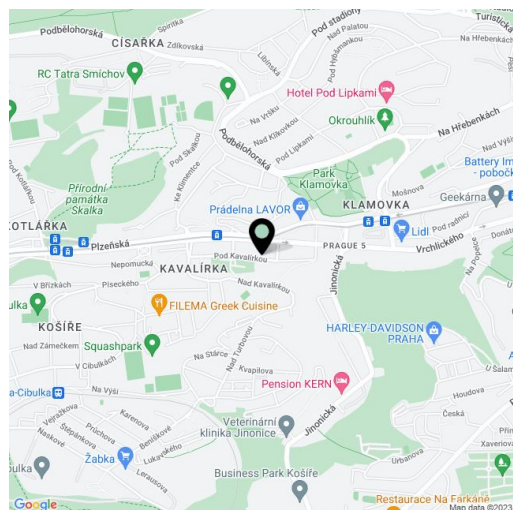
On the entry level, there is a living room with a kitchen, a terrace, and access to the garden, a guest toilet (with a bidet shower), and an entrance hall. The upper level consists of an open gallery used as a bedroom and a bathroom (shower, sink, toilet, washing machine).

The kitchen includes built-in appliances (Amica induction hob and oven, Beko dishwasher, Philco hood) and a worktop made of imitation concrete. Features include vinyl floors, **double-glazed aluminum windows**, built-in wardrobes, security entry doors, and furniture. The purchase price includes **a cellar and a garage parking space**.

There is a tram and bus stop with a fast connection to the **Anděl** metro station (line B) and the Nový Smíchov shopping and entertainment center (7 minutes) a few steps from the house. In close proximity there are grocery stores, restaurants, an ATM, and a post office. There are many green areas nearby (**Klamovka Garden, Košíře-Motol Nature Park, or Skalka Nature Reserve**). Traveling by car is quicker thanks to the nearby entrance to a tunnel complex.

Approved as temporary residence flat – subject to special legal conditions.

Total area 52.7 m<sup>2</sup>, terrace 5 m<sup>2</sup>, garden 49 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.