



Apartment Three-bedroom (4+kk)

Sold

109 m², Praha 8, Troja, Nad Vavrouškou





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Total area	152 m ²
Floor area*	109 m ²
Terrace	43 m ²
Parking	-
Cellar	-
Service price	4 000 CZK monthly
PENB	C
Reference number	31426

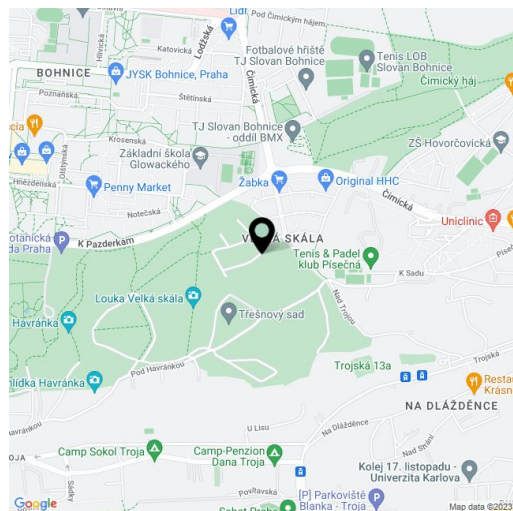
This meticulously renovated apartment with a practical layout and a large terrace is situated on the 1st floor of the Velká Skála complex, which consists of apartment buildings, family villas, and landscaped, tree-lined paths. The residence is set in a location with views of the Prague panorama, plenty of fresh air, and several forest parks in close proximity.

The living room adjoins the **southern part of the terrace** that practically wraps around the whole apartment. The bright kitchen corner has a glass door leading to the terrace. The south-facing bedroom with an en-suite bathroom (shower, toilet) and the northwest-facing bedroom also have access to the terrace. There is also a north-oriented bedroom, a shared bathroom (with a bath), a guest toilet, a closet, and a foyer.

The high-quality equipment includes **wooden floors** (brushed oak), plastic windows with interior blinds, Sapeli interior doors, security entrance doors, large-format tiles in bathrooms, Hansgrohe and Laufen sanitary ware. The kitchen was designed by the architect and has Siemens appliances (including a white induction hob and a built-in coffee maker), a **Technistone** worktop, and a pull-out dining table. The purchase price includes all of the **custom-made furniture** (e.g. fully furnished bedroom).

Only residents and visitors have access to the grounds around the building, and so it is a **quiet location** and a pleasant place to live close the vast **botanical garden**, the **Čimický háj** forest park, or the **zoo**. A kindergarten and an elementary school, a health center, an aquapark, or tennis courts are within walking distance. There are several supermarkets nearby. Buses from the nearby bus stop go to the Kobylisy metro station (4 minutes).

Interior 109.26 m², terrace 42 m².



* 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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Č.	Název místnosti - užitná plocha	Plocha (m ²)
2.01	Chodba	7,23
2.02	Koupelna	4,41
2.03	WC	1,64
2.04	Ložnice	16,26
2.05	Pokoj	18,29
2.06	Spíž	4,29
2.07	Obývací pokoj + KK	35,41
2.08	Pracovna	16,20
2.09	Koupelna	5,53
2.10	Čalkem	109,26 m ²
	terasa	43,09

Podlahová plocha podle NV č. 396/2013 Sb. 114,82 m²