



## Apartment Two-bedroom (3+kk)

Sold

103 m<sup>2</sup>, Praha 5, Radlice





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|                  |                        |
|------------------|------------------------|
| Total area       | 113 m <sup>2</sup>     |
| Floor area*      | 103 m <sup>2</sup>     |
| Balcony          | 10 m <sup>2</sup>      |
| Parking          | 1 garage parking space |
| Garage           | Yes                    |
| Cellar           | Yes                    |
| Service price    | 4 300 CZK monthly      |
| PENB             | G                      |
| Reference number | 32746                  |

\* 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.

This newly built apartment with a garage parking space and a west-facing terrace is located on the 3rd floor of an apartment building. The residence with an elevator and a private garden is situated on a quiet elevated area of Divčí hrady with good transport accessibility, right by a nature park.

The top floor apartment consists of a living room with a preparation for a kitchen, a dining room, and entrance to the terrace, which can also be accessed from the bedroom with an en-suite bathroom. There is also a 2nd bedroom, a large entry hall, a bathroom, a guest toilet, and a storeroom. From the apartment, there is a **view of the landmarks of Prague** (eastward) and towards a **quiet nature park** (westward).

Standard facilities include **oak three-layer floors**, large-format tiles in the bathrooms, **wooden Euro windows**, security and fireproof doors, TV and SAT sockets, data in every living room, and a **preparation for air conditioning**. Heating and hot water are provided from the central boiler room (air-water heat pump supplemented with an electric boiler). The purchase price includes a **garage parking space and a cellar**.

Not far from the house, there is a bus stop with links to the Anděl metro station (Na Knížecí). The Radlicka metro station and tram stop are within walking distance. A sports center, a swimming pool, tennis courts, a kindergarten and an elementary school, a renowned restaurant, or a farm shop are nearby. Thanks to the proximity of the Prague Ring Road, traveling by car is even more comfortable. Right near the house there are hiking and biking trails, which lead to the countryside. The **Prokopské and Dalejské údolí Nature Park** are in the immediate vicinity of the residence.

The purchase price is not a subject to the property transfer tax.

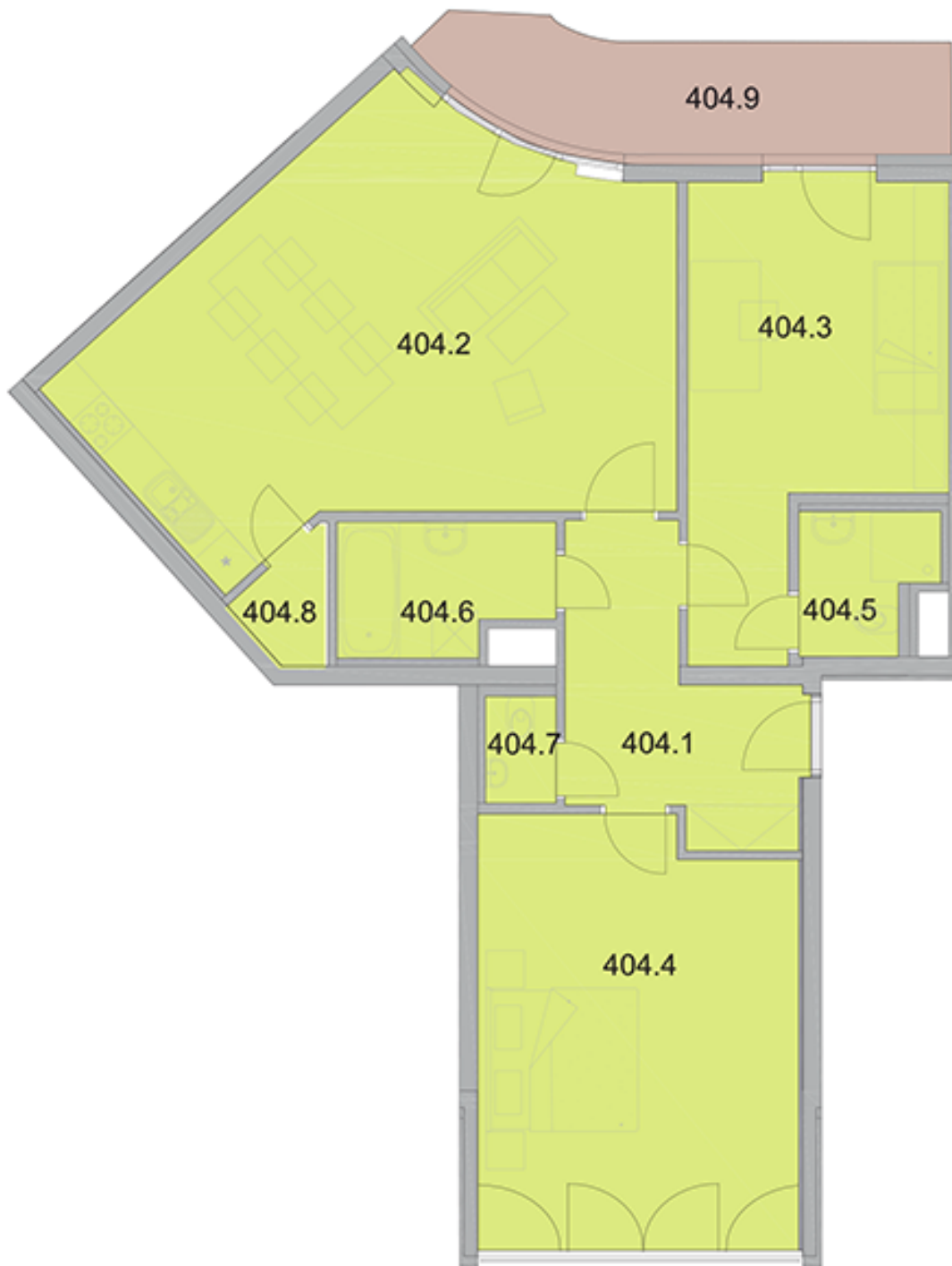
Total area 102.1 m<sup>2</sup>, balcony 10.49 m<sup>2</sup>, cellar 3.7 m<sup>2</sup>.



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|                  |   |                             |
|------------------|---|-----------------------------|
| 404.1            | HALA                                    | 9,26 m <sup>2</sup>         |
| 404.2            | OBÝVACÍ POKOJ + KK                      | 34,84 m <sup>2</sup>        |
| 404.3            | POKOJ                                   | 17,11 m <sup>2</sup>        |
| 404.4            | POKOJ                                   | 23,07 m <sup>2</sup>        |
| 404.5            | KOUPELNA + WC                           | 3,08 m <sup>2</sup>         |
| 404.6            | KOUPELNA                                | 4,62 m <sup>2</sup>         |
| 404.7            | WC                                      | 1,55 m <sup>2</sup>         |
| 404.8            | KOMORA                                  | 1,79 m <sup>2</sup>         |
|                  | <b>CELKOVÁ PODLAHOVÁ PLOCHA</b>         | <b>102,10 m<sup>2</sup></b> |
|                  | <b>CELKOVÁ VNITŘNÍ PODLAHOVÁ PLOCHA</b> | <b>95,32 m<sup>2</sup></b>  |
| 404.9            | TERASA POCHOZÍ                          | 10,49 m <sup>2</sup>        |
| Nadzemní podlaží |   | 4                           |
| Typ              |   | 3+kk                        |