



## Apartment Two-bedroom (3+kk)

Sold

73 m<sup>2</sup>, Prague 4, Nusle, K Sídlišti





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Total area	80 m <sup>2</sup>
Floor area*	73 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
Service price	7 560 CZK monthly
PENB	C
Reference number	32848

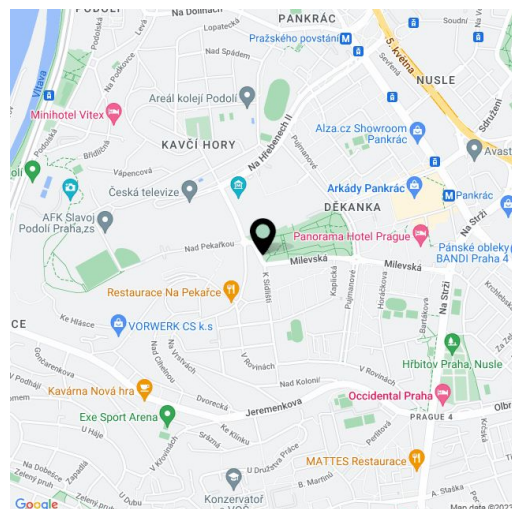
**Bright and airy apartment with a loggia and a garage parking space located on the 4th floor of a six-story building that together with a second, twelve-story one comprises the Kavčí Hory Residence, a unique modern complex with a private fitness center, a sunny garden, and a 24-hour reception. Built in 2009 by the ADNS Czech architectural studio, the residence is located in Pankrác Central Park, in the vicinity of the Czech Television headquarters and within walking distance of a metro station.**

The apartment consists of a large living room with an open plan kitchen and dining area with direct access to the loggia, 2 bedrooms, a bathroom, a separate toilet, and an entrance hall.

Its high standard includes **large-format Schüco aluminum windows** with exterior blinds, **three-layer wooden floors**, concrete in the hallway wall (tiles in the bathroom and toilet), a smart dimming system, and **Miele kitchen appliances**. Plenty of storage space in the built-in wardrobes. Central heating. **The purchase price includes one garage parking space and a cellar.** The building with 23 units is guarded by a camera system. Natural stone was used on the facade. The apartment, building, and garage is **wheelchair accessible**. Residents can use the private **fitness center**, sunbathe or relax in the **garden**, or hang out in the **lounge** by the reception.

Pankrác is becoming synonymous with **modern urban architecture**. New construction is emerging together with a **full infrastructure**. A nursery and primary schools, restaurants, a health clinic, a post office, a big shopping center and sports grounds, and many important companies are located nearby. The connection to the center is fast thanks to the metro (line C), and the Pankrác station is a few minutes' walk from the residence. Traveling by car is made easier by the easy access to the D1 highway and the Prague Ring Road.

Interior 73 m<sup>2</sup>, loggia 7.2 m<sup>2</sup>, cellar 9.6 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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