



## Apartment One-bedroom (2+kk)

Sold

57 m<sup>2</sup>, Prague 5, Jinonice, Kačirkova





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Total area	63 m <sup>2</sup>
Floor area*	57 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	550 000
Garage	Yes
Cellar	Yes
Service price	4 000 CZK monthly
PENB	B
Reference number	33005

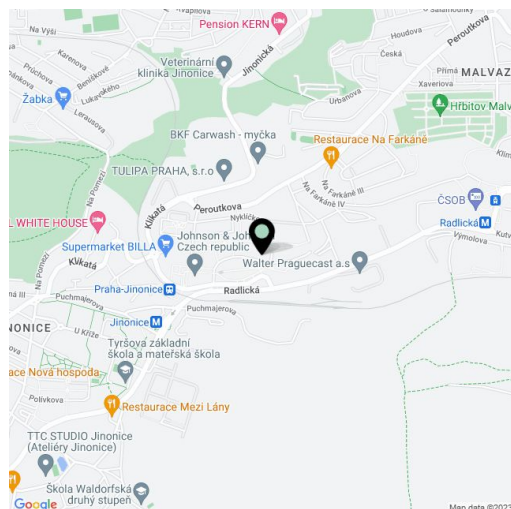
This bright apartment with a southwest-facing loggia and a garage parking space is located on the 2nd floor of a new building from 2017 within the Waltrovka Residence multifunctional complex with a wide range of services. The residential area is a few minutes' walk from the Jinonice metro station, close to the Anděl shopping and entertainment area, and several large parks.

The layout consists of a living room with a kitchen and a loggia, a bedroom, a bathroom (with a bathtub), a guest toilet, and an entry hall.

High-standard facilities include **oak floors**, **exotic wood** on the terrace, **large-format Italian tiles with underfloor heating** in the bathroom and toilet, and **Villeroy & Boch** sanitary facilities. Entrance doors are safety; the kitchen is fully equipped (induction hob). There is a built-in wardrobe and videophone in the foyer. The purchase price includes a large **garage parking space** (near the elevator), and a **cellar**. Residents will have access to a pram room and a **private garden**.

There is a supermarket, cafes, restaurants, dry cleaning, medical facilities, a pharmacy, a post office, and a large park with a playground and fitness machines within the complex. Schools of all levels are within easy reach. Easy connection to the city center is provided by the nearby Jinonice metro station (line B) or by train. The ride to the Main Railway Station takes 18 minutes. The location also offers **great opportunities for sports activities and relaxation**, especially in the nearby **Vidoule Park or Prokop Valley**. There is also a golf course nearby.

Total area 56.8 m<sup>2</sup>, loggia 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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