



## Apartment Two-bedroom (3+kk)

Sold

96 m<sup>2</sup>, Prague 5, Jinonice, Barvitiova





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Total area	178 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Terrace	82 m <sup>2</sup>
Parking	-
Garage	Yes
Cellar	Yes
PENB	G
Reference number	33269

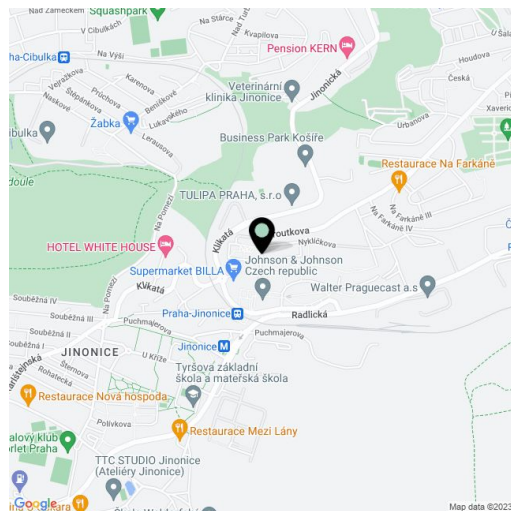
This newly built bright air-conditioned apartment with large terraces and 2 parking spaces is located on the topmost 3rd floor of a modern building that is part of the Residence Waltrovka residential complex with a wide range of services. The fast-developing location is situated right next to a metro station.

The layout consists of a living room with a kitchen, a dining room, and access to the northwest-facing **almost a 60 square meter terrace**, a bedroom with an **east-facing terrace**, a 2nd bedroom, a bathroom, a guest toilet, a closet, and a spacious hallway.

The standard (called "Premium" by the developer) includes **wooden two-layer floors**, large-format tiles, veneered interior doors, **Villeroy & Boch, Kaldewei, Hüppe, and Hansgrohe** sanitary ware, air-conditioning thorough the apartment, a security entrance door (class III), and a video intercom. The price includes **2 garage parking spaces** and a cellar. Residents can use a private shared garden and a pram room. The entrance to the building is electronic.

The complex includes a supermarket, cafes, restaurants, dry cleaning, medical facilities, a pharmacy, a post office, and a **large park** with a playground. Kindergartens, elementary schools (including Waldorf or Deutsche Schule), high schools, and the Faculty of Social Sciences of the Charles University are within easy reach. It takes only 10 minutes to reach the city center thanks to the nearby metro station. Within a few minutes' walk is a bus or train stop. The location also offers great opportunities for sports and relaxation, for example in the nearby **Vidoule Park** or **Prokop Valley**. There is also a golf club with driving range.

Useable area 95.7 m<sup>2</sup>, terraces 81.9 m<sup>2</sup> (58.7 m<sup>2</sup> and 23.2 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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