



Apartment One-bedroom (2+kk)

Sold

65 m², Prague 5, Zličín, Lanžhotská





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Total area	65 m ²
Garden	47 m ²
Parking	450 000
Garage	Yes
Cellar	Yes
Service price	3 484 CZK monthly
PENB	B
Reference number	34529

This bright, luxuriously furnished apartment with parking and its own front garden with a hot tub is part of a house built in 2012/2013, which is located in a modern residential area near the Zličín metro station and business zone.

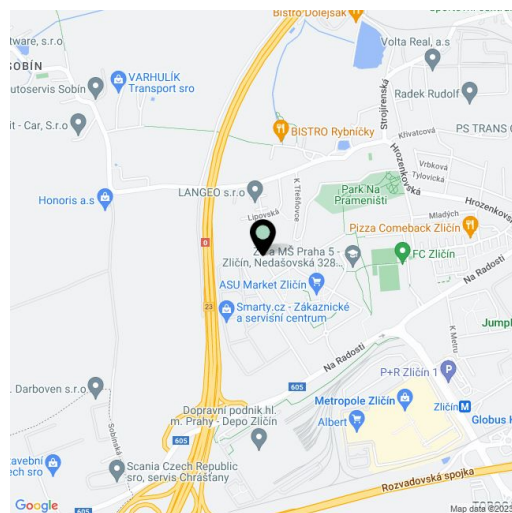
The layout of the southwest-facing, **reconstructed** apartment consists of an entrance hall, a fitted wardrobe, a large interconnected living room, open plan kitchen, and dining area located in a **sunny atrium** with an adjoining **outdoor terrace and garden**, a bedroom, a bathroom (with walk-in shower), and a separate toilet.

The apartment comes with a **smart home system** and all of its equipment is included in the price. The kitchen boasts a breakfast bar, a **Technistone** worktop and sink, an American fridge with a built-in refrigerator and water filter, Bosch and Gorenje appliances (induction hob), and a built-in Faber ceiling hood with remote control. The living room has **Philips Hue ambient lighting**; the dressing room has an automatic light sensor. The facilities also include blackout curtains in the bedroom, **underfloor heating** in the bathroom, a Bosch washer and dryer with smartphone control, an awning over the terrace, an **Intex hot tub**, a lawn irrigation system, a Netatmo Presence security camera, and many other features to ensure comfortable living. The wooden garden fence guarantees plenty of privacy. The unit comes with a **garage parking space**, an adjoining cellar storage room with a **socket for recharging an electric car**, and access to a common bike storage room. Heating is from the central boiler room in the house.

In the immediate vicinity of the house, there is a sports ground, a restaurant, several playgrounds, and the **Na Prameništi park**. The ride to the metro station takes only 3 minutes by bus or less than 15 minutes on foot and you can also walk to a shopping and entertainment center. Travelling by car is made easy by the proximity of the Prague Ring Road. There are also bike trails nearby that will allow you to explore the beautiful surroundings, such as the **Hostivické ponds** natural monument, the open-air museum in Červený Újezd, or the large **Povodí Kačáku** Nature Park.

Interior 65 m², garden 47 m² (including the terrace of 15 m²).

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



* 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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