



## Apartment Two-bedroom (3+kk)

Sold

84.5 m<sup>2</sup>, Prague 10, Uhřetíněves, Za Lípou





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Total area	102 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Balcony	17 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
Service price	4 000 CZK monthly
PENB	B
Reference number	34895

This new bright apartment is the answer to the question of how to find a compromise between living in the city while at the same time close to nature. Its large windows and terrace provide gorgeous views of a peaceful area. The location offers full civic amenities and easy access to the city center.

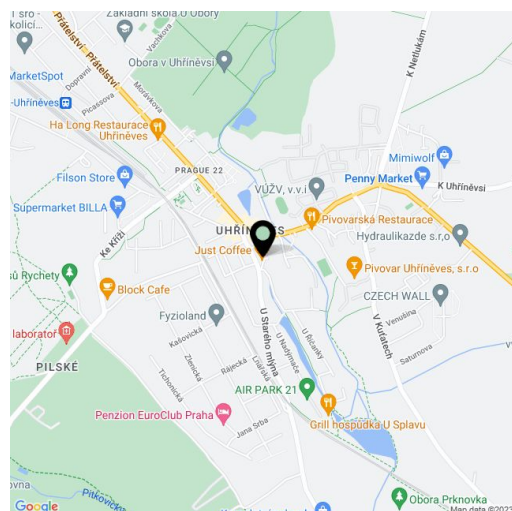
This low-energy apartment with a total floor area of **84.5 sq. m.** on the 2nd floor of an apartment building approved in 2018 consists of a large living room, a high-end kitchen with a dining area and direct access to the 17 sq. m. terrace with a seating area. The apartment has two bedrooms, a main bathroom, and a guest toilet. **The terrace**, kitchen, and one of the rooms face **southwest**.

Facilities include a vinyl heated floor, double plastic windows with security foil, and a fully equipped kitchen with **Siemens** appliances. In the hall and living room there are cement screed walls and wood paneling in the living room. The bathroom has a bathtub and Jika faucet, Rako tiles and vinyl flooring. **Air-conditioning** in the kitchen cools down and warms the whole apartment. **The exterior awnings** in the kitchen and bedroom protect residents from excessive sunlight. The apartment is equipped with **Philips HUE** smart lighting (you can control all of the lights in the living room with a smartphone), secured by an **alarm**, and equipped with a safe. **All of the equipment and furniture is included in the purchase price.** The apartment comes with a **garage parking space** and a cellar.

The location provides the comfort of having all services at your fingertips. Nearby, there is a kindergarten and elementary school, and many shops, cafes, and restaurants. The surrounding area offers many opportunities for sports and relaxation. The **Obora natural monument in Uhříněves** and **Nadýmač pond** are both within walking distance.

Interior 84.5 m<sup>2</sup>, terrace 17 m<sup>2</sup>, cellar 3.33 m<sup>2</sup>

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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