



## Apartment Three-bedroom (4+kk)

Sold

126 m<sup>2</sup>, Prague 5, Radotín, Zderazská





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Total area	165 m <sup>2</sup>
Floor area*	126 m <sup>2</sup>
Terrace	39 m <sup>2</sup>
Garden	171 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	34926

This newly built southeast-facing sunny apartment with air-conditioning, a terrace, a garden, and 2 garage parking spaces is part of a modern terraced apartment building located in the Radotín district in the immediate vicinity of the Český Kras PLA, in a location with easy access to services and public transport.

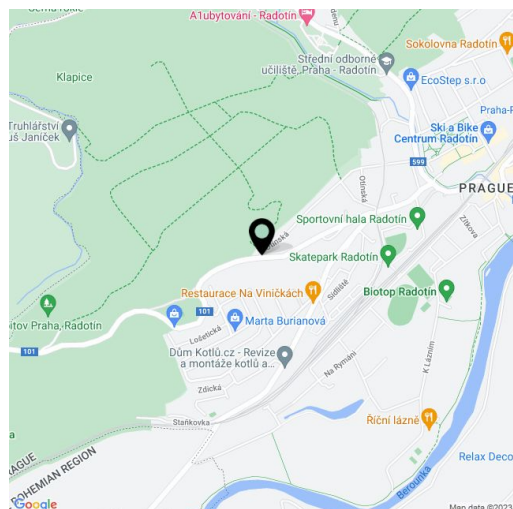
The entrance to the apartment is on the ground floor and leads from the street, but due to the location of the building on a slope, the apartment is situated on the level of the 3rd floor. Both the entrance and the interior are **wheelchair accessible**. The layout consists of a bright and airy living room with a preparation for a kitchen, a sliding **glass wall leading to the terrace** with **garden access**, 3 bedrooms connected to the garden, 2 bathrooms (bathtub, 2 sinks, toilet, window/**steam box**, washbasin, toilet), a foyer, and a hallway.

The quality equipment includes **glued wooden floors**, windows with safety and acoustic foils and made of **merante wood** in a custom-made color, a security Next SD 102 entrance door (the most hardwood class III), interior doors with concealed hinges with magnetic locks, **underfloor heating** throughout the apartment, cooling and heating **fan-coil units** in all rooms connected to an intelligent **iQtec** system controlled via an application, Internet, a Paradox security system, a fire alarm, a remote-controlled awning over the terrace, and a preparation for outdoor blinds. On the terrace and garden are prepared for the laying of the final surface. The building is heated by a system of 6 heat pumps. The garden has a water supply, facilities for garden equipment, and a separate entrance. The unit comes with **2 garage parking spaces** and a large cellar, all accessible by **elevator**.

The Radotín Terrace Residence with 15 housing units is set on a **southern slope** overlooking the **Berounka River Valley** and the **Central Bohemia Nature Park**. Shops, a post office, a pharmacy, a kindergarten, elementary school, and high school are within a short car or bus ride; a stop is directly by the building. Many possibilities for sports activities (a network of bike paths, a sports hall, a **swimming biotope**, a skatepark, minigolf) contribute to pleasant and healthy living. The connection to the center of Prague is direct and fast, e.g. 10 minutes by train to the Smíchovské nádraží metro station (line B), and 18 minutes to the Main Railway Station.

Useable area 126.6 m<sup>2</sup>, terrace 38.6 m<sup>2</sup>, garden terrace 170.8 m<sup>2</sup>, cellar 12 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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