



## Apartment Four-bedroom (5+1)

Sold

226 m<sup>2</sup>, Praha 9, Dolní Počernice





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Total area	272 m <sup>2</sup>
Floor area*	226 m <sup>2</sup>
Terrace	46 m <sup>2</sup>
Garden	132 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	35765

\* 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.

This 226 sq. m. apartment is unique not only for its size but also for its amazing views from the large terrace, with a garden, garage, and 2 outdoor parking spaces. The three-story unit located in a small apartment building is similar to half of a semi-detached house. Beautifully located near the Počernický Pond and a castle park, on the outskirts of Prague and yet within easy reach of the city center.

The entrance to the apartment is located in the basement, where there is also a garage, a dressing room, and a storage room that can be turned into a wellness area. The ground floor consists of a spacious living room with a balcony, a kitchen with a pantry, and a toilet. The kitchen has an entrance to the adjacent terrace and garden. In the attic, there is a bedroom, a study, 2 children's rooms, a bathroom with a bathtub, a guest toilet, and a utility room. There is also access to the loft where you can store seasonal items.

Facilities include wooden windows, floating wooden floors, tiles, and carpets. The fireplace contributes to a cozy atmosphere in the living room. The kitchen and bathroom are fully equipped. Heating is by a gas boiler. The unit has a cellar, a garage, 2 outdoor parking spaces, and a 132 sq. m. garden. There are only 4 residential units in the nicely renovated historic house.

Dolní Počernice is a very popular location, especially thanks to its easy access to the center of Prague by regular train links. The ride to the Main, Masaryk or Smíchov railway stations takes about 15 minutes. Not far from the house is a bus stop with links, for example, to the Háje and Palmovka metro stations, the Štěrboholy shopping center, the Černý Most metro station and shopping mall, or the final metro station of line A - Depo Hostivař. Travelling by car is convenient due to the quick connection to the Prague Ring Road. The municipal district has a kindergarten and elementary school, a private English kindergarten, a post office, several established restaurants, or a golf resort. The house is located directly across from the large Počernický Pond and is close to a beautiful castle park.

Interior 225.71 m<sup>2</sup>, terrace 46.60 m<sup>2</sup>, balcony 4.06 m<sup>2</sup>, garage 29.46 m<sup>2</sup>, garden 132 m<sup>2</sup>, cellar 15.75 m<sup>2</sup>.

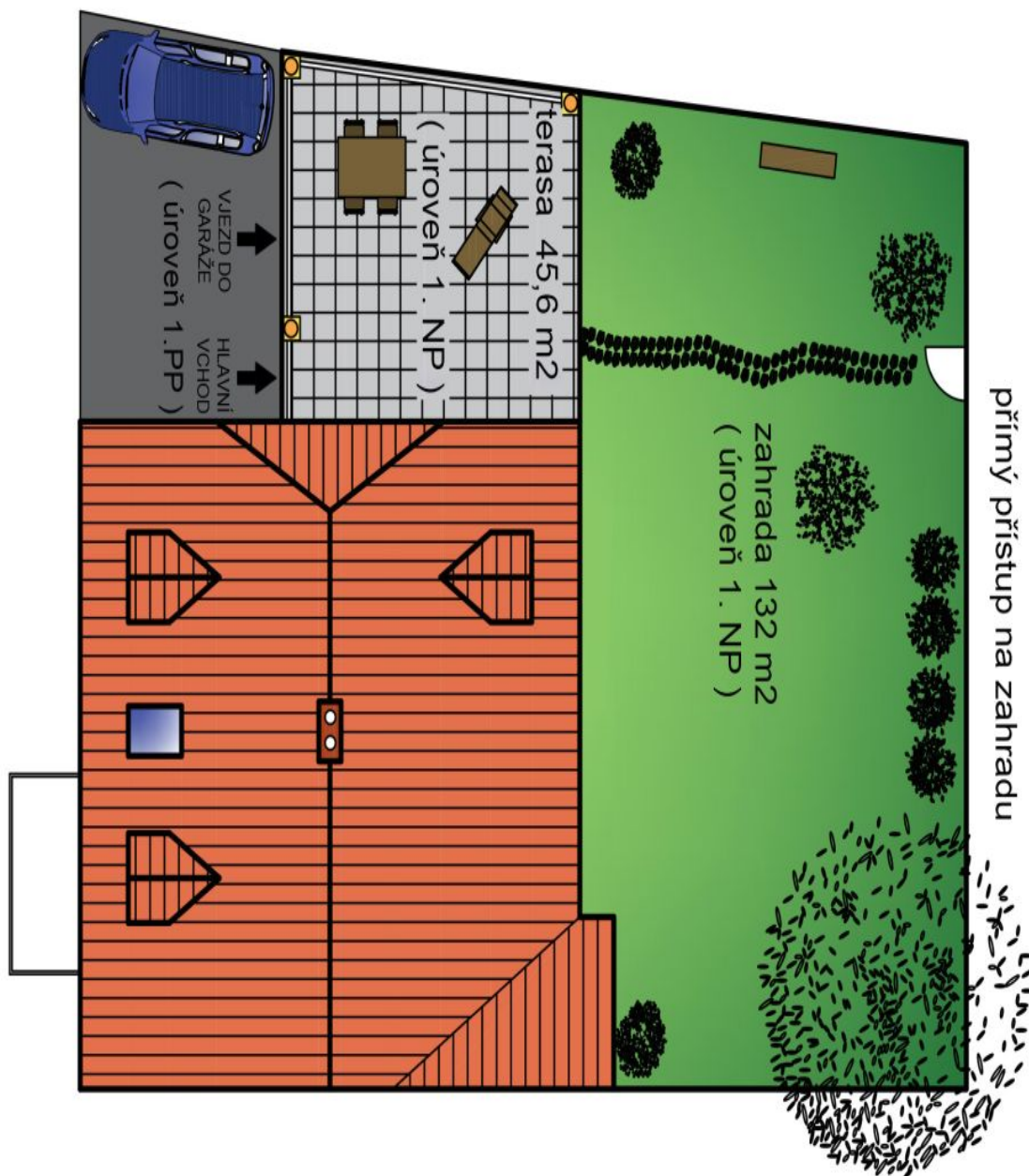


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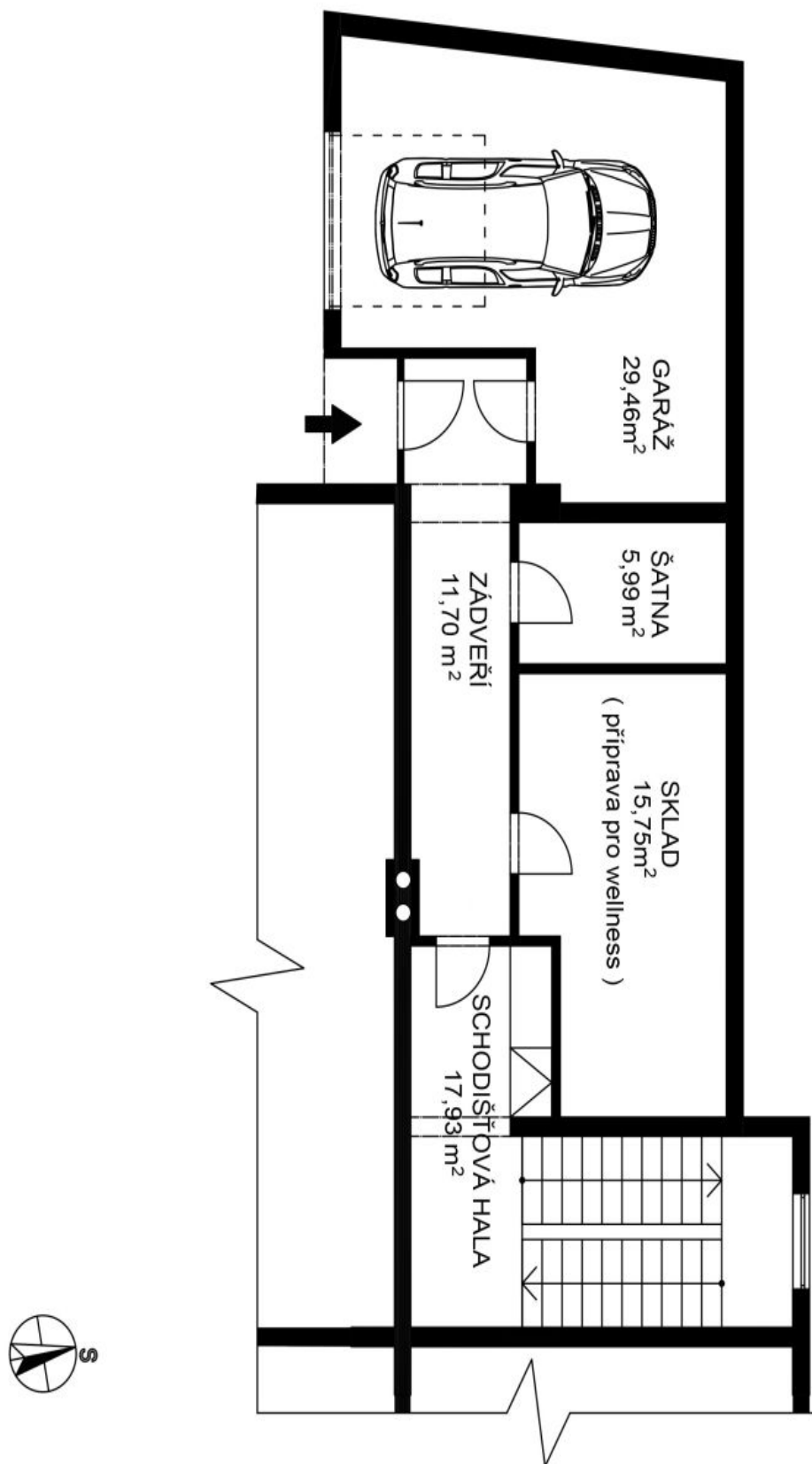


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1.PP

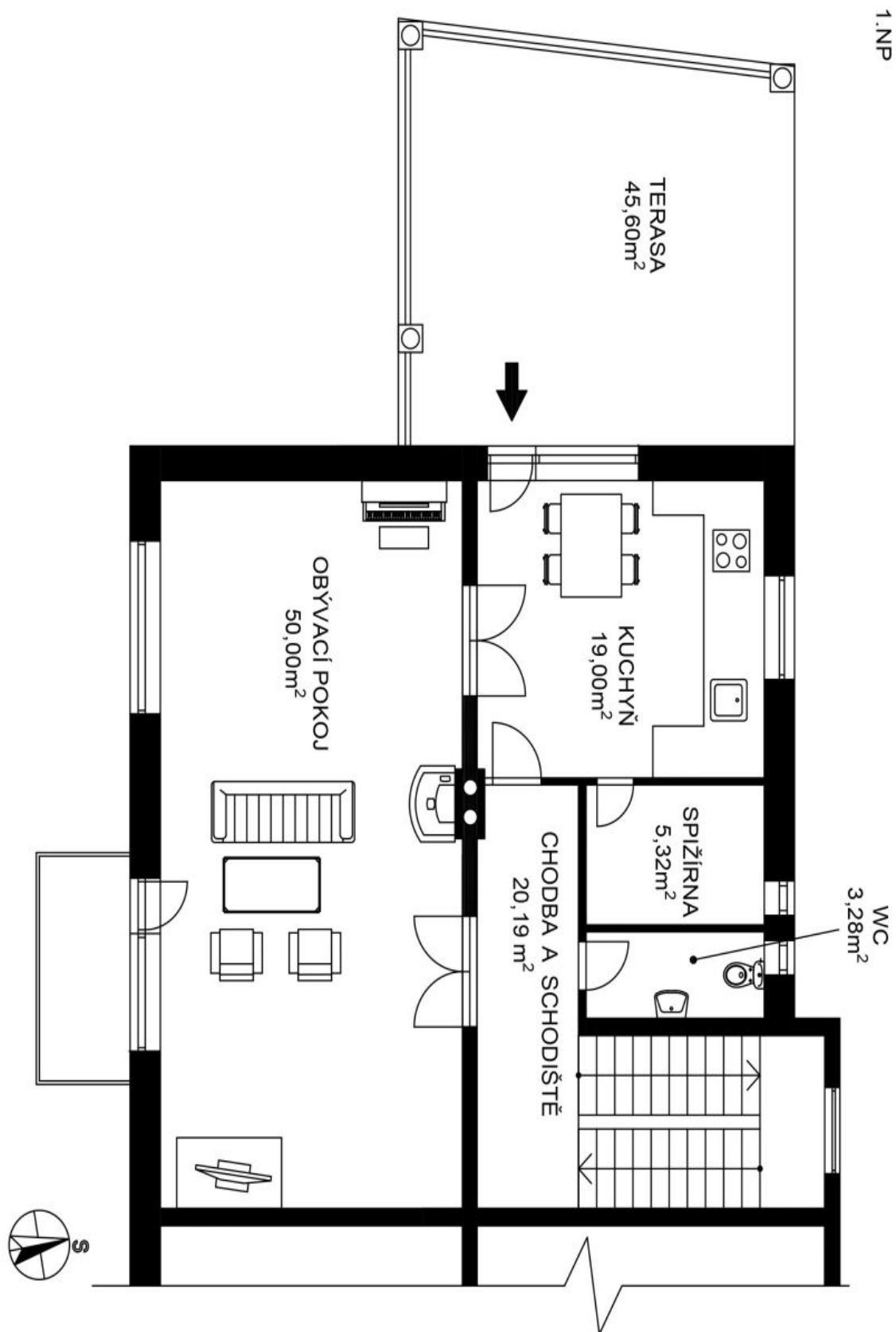




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2.NP

