



## House Three-bedroom (4+kk)

€ 3 145 | CZK 79 000

166 m<sup>2</sup>, Prague 5, Jinonice, Nyklíčkova





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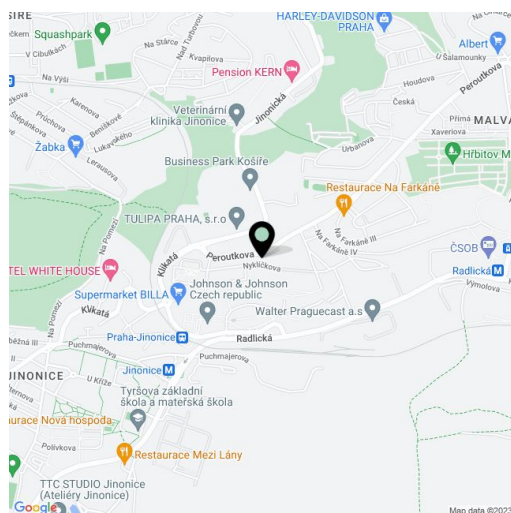
166 m<sup>2</sup>, Prague 5, Jinonice, Nyklíčková

Plot	406 m <sup>2</sup>
Foot print	137 m <sup>2</sup>
Garden	269 m <sup>2</sup>
Parking	Double garage and parking in front of the garage.
Garage	Yes
Cellar	-
Service price	Utilities approx. CZK 10,000/month.
PENB	B
Reference number	35873
Available from	Immediately

**Quality modern home in the Waltrovka project. Benefiting from a private landscaped garden, the completely furnished townhouse is set in a contemporary multi-purpose residential project with a variety of shops, services, bistros, and restaurants. The project won the 2018 Real Estate Project of the Year award. It is located in a quiet green neighborhood with quick access to the city center, just a few min. walk from the Jinonice metro station. Conveniently located for the French and German international schools and the Anděl business district, within easy reach of green parks and multiple sports facilities including a golf course.**

The ground floor offers a living room with an electric **fireplace**, a fully fitted open plan kitchen, dining area, and access to the **garden**, a shower bathroom with a toilet, and an entrance hall with a built-in wardrobe and a fitted **walk-in closet**. There is an adjacent utility room with access to the garage equipped with built-in wardrobes and storage plus direct access to the garden. The fully **air-conditioned** upper floor features three bedrooms with built-in wardrobes (one also has a **balcony** facing the garden), and a bathroom with a bathtub and toilet.

**High-standard equipment and finishes, hardwood floors, tiles, custom-made storage, French windows, automatic external blinds, DeDietrich gas boiler, washer/dryer, induction cooktop, dishwasher, steam oven, combination fan/microwave oven, wine fridge, TVs, video entry phone, alarm, sofa bed, garden furniture and garden swing seat, automatic irrigation. A double garage and two parking spaces in front of the garage are available.**





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REZIDENCE WALTROVKA  
LIVING BY PENTA

## RODINNÝ DŮM 01

4+KK | 164,1 M<sup>2</sup>

1 NP	
01 ZÁVĚRÍ	81 M <sup>2</sup>
02 OBÝVACÍ POKOJ + KK	499 M <sup>2</sup>
03 KOUPELNA	3,8 M <sup>2</sup>
04 CHODBA	3,5 M <sup>2</sup>
05 TECHNICKÁ MÍSTNOST	2,8 M <sup>2</sup>
06 GARŽ	34,6 M <sup>2</sup>
2 NP	
07 SCHODIŠTĚ	4,7 M <sup>2</sup>
08 CHODBA	10,2 M <sup>2</sup>
09 POKOJ	14,1 M <sup>2</sup>
10 POKOJ	12,2 M <sup>2</sup>
11 POKOJ	15,0 M <sup>2</sup>
12 KOUPELNA	5,2 M <sup>2</sup>
<b>UŽITNÁ PLOCHA DOMU</b>	<b>164,1 M<sup>2</sup></b>
PODLAHOVÁ PLOCHA DOMU	174,4 M <sup>2</sup>
VELEKOST PARCELY	406,0 M <sup>2</sup>



www.waltrovka.cz

e-mail: waltrovka@pentainvestments.com

tel.: 800 555 995



0m 1m 2m 3m 4m 5m



Poznámka: Zobrazené podrobný a plochy jednotlivých místností jsou pouze orientační. Přesné parametry byly a domů jsou specifikovány ve standardech a ve smlouvě.  
REZIDENCE WALTROVKA,ALTA s.r.o. Jízdenka developer si vyhrazuje právo na změny.

PENTA