



## Apartment Two-bedroom (3+kk)

Sold

70 m<sup>2</sup>, Prague 5, Motol, Weberova





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|                  |                   |
|------------------|-------------------|
| Total area       | 76 m <sup>2</sup> |
| Floor area*      | 70 m <sup>2</sup> |
| Loggia           | 6 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | Yes               |
| Service price    | 2 400 CZK monthly |
| PENB             | C                 |
| Reference number | 37052             |

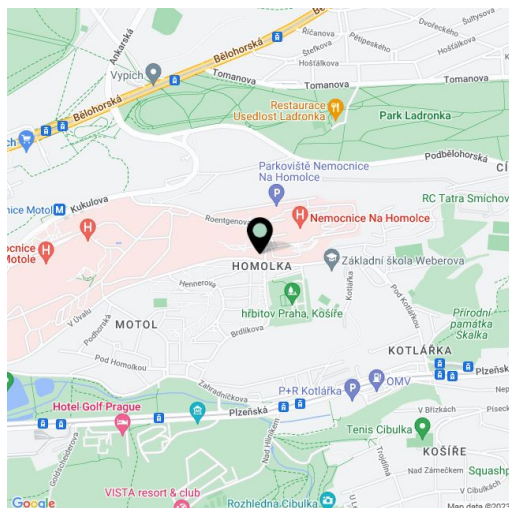
This completely newly renovated co-op apartment with a loggia and a paid annuity is situated on the elevated ground floor of a modern terraced house surrounded by greenery and located in a quiet residential area near the Motol and Na Homolce hospitals.

The building stands on a slight slope, and so the apartment feels like it is located on the same level as **the first floor**. The layout consists of a foyer and an entrance hall with built-in wardrobes, a living room with a new fully equipped spacious kitchen and a **loggia**, 2 bedrooms, and a bathroom with a bathtub and toilet.

The apartment has large plastic windows with blinds and triple-glazed panes, laminate floors, and tiles in the bathroom. Facilities also include a fully equipped kitchen, **security entrance door**, gas boiler, and a brick **cellar**. The apartment is thermally and acoustically insulated. Residents can use the common pram room.

Near the building are **several parks**, sports grounds, a natural swimming pool, and a public transport stop. The Motol and Anděl metro stations with complete civic amenities are a 10-minute drive away. Parking is available in front of the building.

Interior 69.9 m<sup>2</sup>, loggia 6 m<sup>2</sup>, cellar 4 m<sup>2</sup>.



\* 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.