



## Apartment Two-bedroom (3+kk)

Sold

90.25 m<sup>2</sup>, Prague 5, Košíře, Pod Školou





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Total area	94 m²
Floor area*	90 m²
Balcony	4 m²
Parking	2 garage parking spaces at an extra cost
Garage	Yes
Cellar	-
PENB	G
Reference number	38457

This bright and spacious apartment with a balcony is located on the 3rd floor of an apartment building with an underground garage. Standing on a one-way street on the edge of the prestigious Cibulka residential area in Prague 5 - Košíře, complete services are available in the neighborhood. The Smichov pedestrian zone of Anděl is 7 minutes away by tram.

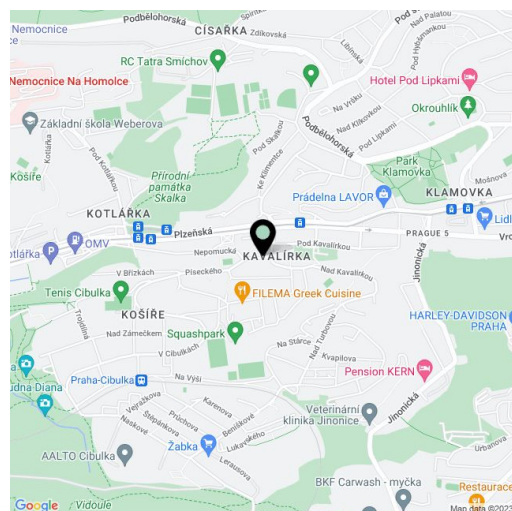
The layout consists of a spacious living room with a kitchen and access to the **balcony**, 2 bedrooms, a bathroom (with a bathtub, sink, and toilet), a separate toilet, a closet with a connection for a washer and dryer, a foyer, and a hallway. The balcony faces **southwest** and both bedrooms look out onto a courtyard with **mature trees**.

Windows are plastic with interior blinds; floor are laminate, wall-to-wall carpets, and tiled. There are built-in wardrobes in the bedrooms and in the hall. **It is possible to purchase 2 parking spaces for CZK 750,000.** Residents can use the pram room.

The building is located next to an elementary school, a few steps away from a kindergarten and several **sports fields** - tennis courts, a squash hall, or football field. In the immediate vicinity, there are also supermarkets, a post office, a clinic, a pharmacy, a library, or a pastry shop. A tram stop with fast and numerous connections to the Anděl metro station and the city center can be reached on foot in 5 minutes. The proximity of Plzeňská Street and the Blanka tunnel complex makes traveling by car quick and easy. Additional advantages of the neighborhood include a number of green areas. **The forest park in Cibulka**, which is part of the **large Košíře-Motol nature park**, is perfect for walks, runs, or bike rides. The Skalka monument with beautiful views is also nearby.

Interior 90.25 m², balcony 3.6 m².

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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