



## Apartment Three-bedroom (4+kk)

Sold

119.6 m<sup>2</sup>, Praha-západ, Tuchoměřice





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Total area	136 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Parking	Garage parking space at extra cost.
Cellar	-
PENB	B
Reference number	38550

\* 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 family apartment with three sunny balconies is part of a new residential project set in a quiet location on the western outskirts of Prague. This easily accessible place near the airport is surrounded by beautiful nature with many natural and historical monuments. Expected completion date Q3 2021.

The practical layout of the apartment on the topmost (3rd) floor consists of a living room with a preparation for an open plan kitchen and access to a **southwest-facing balcony**, a master bedroom with an en-suite bathroom and balcony, another 3 rooms (1 with a private balcony), a bathroom, a separate toilet, and a large entrance hall. **The balconies** by the bedrooms face **southeast**.

The unit is offered in the Smart standard, which includes wall and floor tiles by the **Spanish Cifre** and **Argenta brands**, **Egger Eclíc** durable laminate floors in an oak decor, fire security doors with increased soundproofing and a 180 degree peephole, and a home videophone. Bathrooms will be fully equipped, including a heated towel rail. It is necessary to buy a parking space and possible to buy a cellar storage unit. The building is designed as energy-efficient.

In Tuchoměřice, there is a kindergarten and elementary school, a restaurant, a grocery store, a post office, a large **outlet center**, or a **riding stable**. It is close to Prague, the airport, shopping centers, the D6 and D7 highways, and the Prague Ring Road. There are deep forests, important **natural sites**, and **historical monuments**, the most famous of which are the ruins of the **Okoř** castle; these places can be explored along hiking and cycling trails. Transport connections to Prague are provided by a suburban buses; the ride to the Bořislavka metro station takes about 15 minutes.

Floor area 119.6 m<sup>2</sup>, balconies total 16.2 m<sup>2</sup>.

The visualizations are of an illustrative nature only.



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Půdorys podlaží



Pohled na dům



5 + Kk 4. NP J Z V Energetická náročnost budovy : B

CA03.01	Předsíň	12.9 m <sup>2</sup>
CA03.02	Obytný pokoj + Kk	35.2 m <sup>2</sup>
CA03.03	Ložnice	11.9 m <sup>2</sup>
CA03.04	Ložnice	13.5 m <sup>2</sup>
CA03.05	Ložnice	15.2 m <sup>2</sup>
CA03.06	Ložnice	12.3 m <sup>2</sup>
CA03.07	WC	2 m <sup>2</sup>
CA03.08	Koupelna	4.75 m <sup>2</sup>
CA03.09	Koupelna	3.15 m <sup>2</sup>
Vnitřní užitná plocha		110.9 m <sup>2</sup>
Celková podlahová plocha		119.6 m <sup>2</sup>
CA03.10	Balkon	5.4 m <sup>2</sup>
CA03.11	Balkon	5.4 m <sup>2</sup>
CA03.12	Balkon	5 m <sup>2</sup>
Parkovací stání		2