



Apartment Three-bedroom (4+kk)

Sold

183 m², Prague 5, Košíře, Na Pomezí





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Total area	183 m ²
Terrace	60 m ²
Garden	189 m ²
Parking	1 000 000
Cellar	Yes
PENB	B
Reference number	38734

This new spacious apartment with a large private garden, 2 large parking spaces and beautiful views of the city and surrounding greenery is currently being built in a residential project set next to the Vidoule Natural Monument and the Cibulka Forest Park in Prague 5 Košíře.

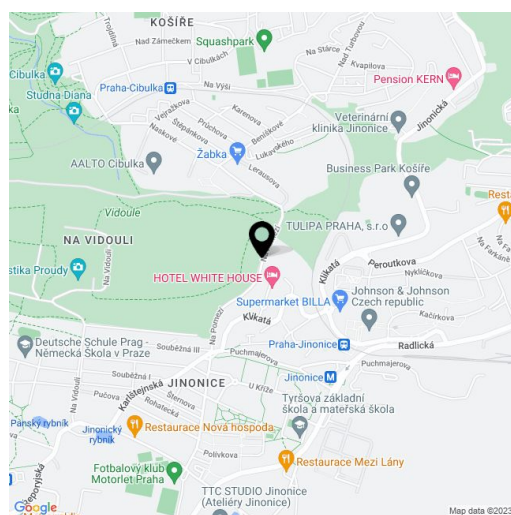
The layout of the garden apartment consists of a large living room connected to a room with a preparation for a kitchen, a master bedroom with a bathroom accessible through the dressing room, a second bedroom with its own dressing room and bathroom, a study, a central bathroom, a separate toilet, a utility room, and a hallway. **All rooms have access to the garden.**

Facilities include **three-layer oak floors**, large wooden windows with safety glass and exterior blinds, rebateless lacquered interior doors with magnetic locks and a clear height of 2.2 m, entrance security and fire doors, a central switch and a **smart heating control system**, cooling, ventilation, and shading. An optimal temperature and clean air are ensured by a **recuperation unit** with after-cooling. Heating is with floor convectors, the heat source is the central gas boiler room in the building. The apartment has **above-standard bathroom facilities** (sanitary ware, tiles, finishes) and quality door handles. The purchase price includes a **cellar** and **2 parking spaces** suitable for large cars.

The residence is being built in a pleasant location next to the **large Košíře-Motol Nature Park** and within easy reach of complete services. A kindergarten, elementary school, or a grocery store are nearby; the bus stop close to the building offers connections to the Smíchov shopping and entertainment pedestrian zone with the **Anděl** metro station and tram stops. Also close-by is the new **Waltrovka** modern district with a wide range of services, a landscaped park, and playgrounds. Tennis courts are located right at the edge of **Cibulka forest park**.

Interior 183 m², front garden 188.9 m², terrace 60 m², cellar 12 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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