



## Apartment One-bedroom (2+kk)

Sold

53.2 m<sup>2</sup>, Prague 5, Hlubočepy, Pražského





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Total area	66 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Garden	25 m <sup>2</sup>
Parking	500 000
Garage	Yes
Cellar	Yes
Service price	4 152 CZK monthly
PENB	B
Reference number	38807

This apartment with a terrace, front garden, and views of the Prokopské and Dalejské údolí nature parks is part of a modern gated residential complex with an elevator and parking. Connected to the traditional residential area of Hlubočepy, it is located at a convenient distance from a tram and bus stop.

Located on the 1st underground floor (at the garden level), the apartment is divided into a living room with a kitchen, a bedroom, a bathroom (with a bath), a separate toilet, and a hallway. The bedroom is connected to the east-facing sunny terrace and front garden.

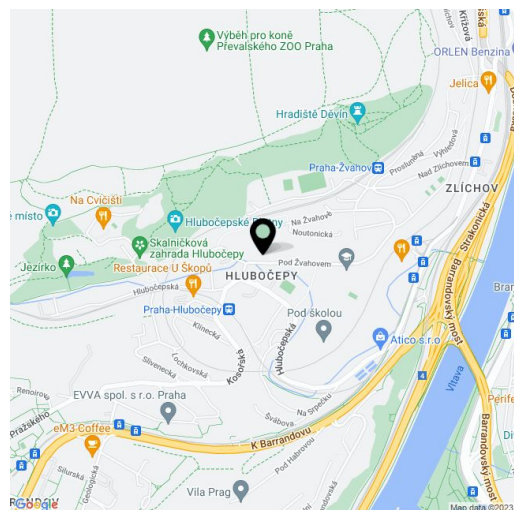
The energy-efficient building received final approval in 2018. Facilities include **large-format aluminum windows** with triple-glazed panes and **exterior window blinds**, **hardwood Kährs oak floors** with floor convectors, heated large-format Porcelanosa tiles in the bathroom, an **intelligent home system** (controlled shading, lighting, alarm, heating), including an **integrated Jablotron safety system** (automatic on/off of light switch and heating upon entrance/exit, automatic shading at a preset time, automatic closing of valves in case of water leakage, etc.), interior doors with concealed hinges, and a Next security entrance door (with 18 locking points). The custom-made kitchen is equipped with **Siemens appliances of the highest series** (incl. the induction hob). Heating is from the central boiler room in the building. The unit comes with a **cellar storage unit** and a **garage parking space**, both at the same level as the apartment.

The residence is set in a place with complete civic amenities and excellent accessibility by public transport and by car, thanks to a connection to the inner and outer city ring road. From the nearby tram stop, the ride to the Smíchovské nádraží metro station (line B) takes 8 minutes, and to the city center 15 minutes. In the vicinity, there are kindergartens and elementary schools, supermarkets, a post office, a clinic, a pharmacy, and an **aqua park**. The **Prokopské údolí** nature reserve with hiking and bike trails, playgrounds, or a swimming pool is just a short walk away.

The apartment is currently suitable as an investment property with a monthly rent of CZK 20,000. It will be move-in ready in September 2022.

Floor area 53.27 m<sup>2</sup> (according to the Declaration of the Owner 54.20 m<sup>2</sup>), terrace 12.80 m<sup>2</sup>, garden 24.5 m<sup>2</sup>, cellar 6.10 m<sup>2</sup>.

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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