



## Apartment Two-bedroom (3+kk)

Sold

71 m<sup>2</sup>, Prague 5, Velká Chuchle, Mrkosova





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Total area	84 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 600 CZK monthly
PENB	C
Reference number	40161

This elegant, bright duplex apartment with a terrace and unique views of the Prague panorama is situated on the 3rd, topmost floor of an apartment building in a quiet neighborhood surrounded by greenery. The corner apartment was designed by architects, with a maximum emphasis on high quality workmanship.

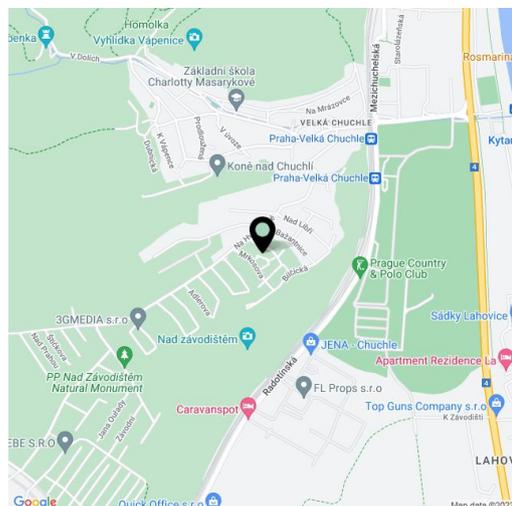
The layout of the entrance floor of the apartment consists of a foyer, a living room with a kitchen, and access to the **terrace**, a closet with a preparation for a washing machine, and a separate toilet. On the second floor, there are 2 bedrooms and a bathroom with a shower and toilet.

Thanks to the well-thought-out **architectural project**, the apartment has an exceptional **atmosphere**. The materials used are of the **highest quality** and the equipment reflects a **sense of design**. The floors are made of **solid wood**, the terrace is made of tropical wood; Soliter parquet floors throughout. The apartment is equipped with three-chamber **large-format wooden windows**, which are protected by outdoor horizontal automatic **blinds** and insect screens. The bathroom is equipped with **Porcelanosa**, Gessi, and Catalano sanitary ware. **Artemide**, **Delta Light**, or **Marsset** lighting. Heating is by Swiss designer Zehnder radiators via central district heating. The space is protected by a Jablotron **security system** connected to a central station. The east-facing apartment is located in a building with 15 residential units. The energy performance of the building is class **C - economical**. The owners of the apartment can rent an underground garage parking space in the building on a long-term basis.

The apartment is located in a quiet part of Prague 5 surrounded by **greenery**, on a hill that provides residents with **clean air**. For relaxation and sports activities, you can walk to the **Chuchelský Groove** or **Slavičí Valley** or use the bike trail along the banks of the **Vltava River**. The area also has **excellent transport links** (car, bus, train) and excellent civic amenities—a school, kindergarten, and playground are in close proximity.

Interior 71 m<sup>2</sup>, terrace 12.5 m<sup>2</sup>. The owner's declaration records the size of the unit as 38.2 m<sup>2</sup>. For more information, please contact our office.

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.